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91-03116/



Environment Canada
Western Region

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WESTERN REGION CAMPGROUND REPORT

JASPER NATIONAL PARK

REGIONAL CAMPGROUND REPORT

EXECUTIVE SUMMARY

This report is a component of the regional campground study completed in 1989. It outlines the required recapitalization work and an implementation framework for nine campgrounds within Jasper National Park. The report has been prepared in a Project Brief format and can be adapted to either a Capital Project or Operational and Maintenance Task. The summary of costs are in 1989 dollars and are itemized as Architectural, Engineering and Landscape Work.

The study was intended to substantiate the costs of work required as a result of site investigations, interviews and various Management Planning and Visitor Services Studies. Architectural and Engineering Services have compiled a complete record in 1987, and 1988 of the individual campgrounds inventory and have completed a condition rating system. The inventory and condition report were utilized to prepare cost estimates for recapitalization in the nine campgrounds in Jasper National Park. The total number of universal campsites to be recapitalized are 1737 sites and are estimated to cost 11.82 million dollars.



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WESTERN REGION CAMPGROUND REPORT

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EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Whistler's Campground

= FOR WARDEN SERVICE USE ONLY

= EARP Registration No.: _____

= Project Warden: _____

= Date Received: _____

= Completion Date Committed: _____

= Cost of Project: _____

= Are Project Funds/PY identified: _____

= Person Requesting: V. L. Herzog

= Agency: A&E Services, Western Region

= Title: Landscape Architect

= Date Submitted: 1988

= Requested Completion Date: _____

The Issue: The Regional Campground Study has identified Building, Utility and Site Work requirements for Whistler's Campground. The Utility work has been reviewed in an early EARP and will be constructed in the Fall of 1988. Site work will upgrade the campground appearance and rehabilitate many of the trampled areas adjacent to the campsites.

Proposal: The proposal for buildings is to upgrade water, bring electrical to code, remove cement board in the shower buildings. The site work includes: Paving, chip sealing, campsite rehabilitation, wood bin construction, picnic table alignment and refinishing, and stove replacement. The areas are discussed in the Project Brief and Area Development Plan.



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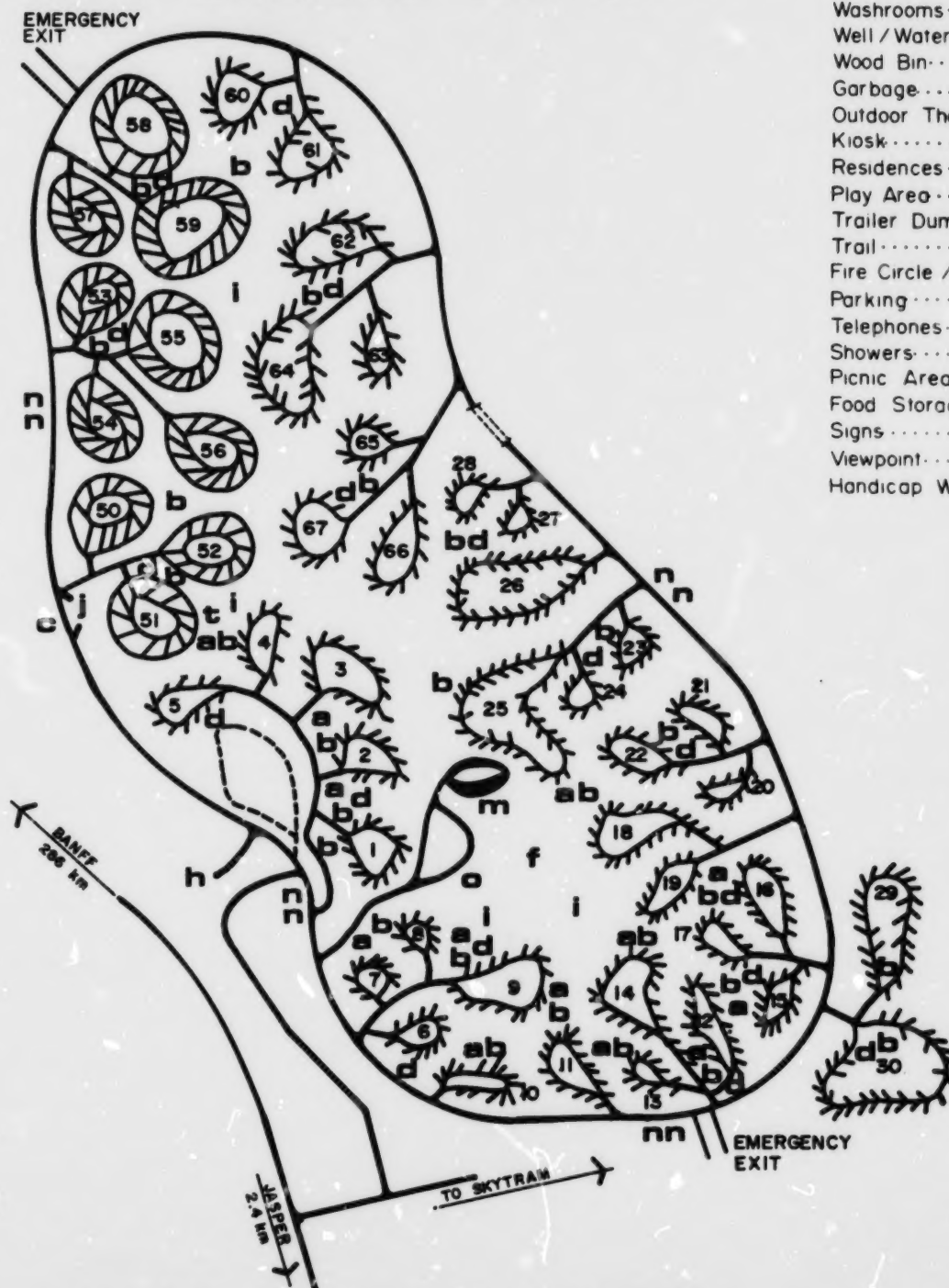
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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter	a
Washrooms	b
Well / Water Standpipe	c
Wood Bin	d
Garbage	e
Outdoor Theatre	f
Kiosk	g
Residences	h
Play Area	i
Trailer Dump Station	j
Trail	k
Fire Circle / Pit	l
Parking	m
Telephones	n
Showers	o
Picnic Area	p
Food Storage	q
Signs	r
Viewpoint	s
Handicap Washroom	t



Whistlers Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for
WHISTLER'S CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: September 1988 REVISION NO. 0 PROJECT NO. _____

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Whistler's Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The scope of work includes site rehabilitation, building renovations, utility improvements, road repair and site furnishings.

NOTE: For the purposes of saving costs and bulk, all Appendices mentioned in the Campground Study are held as one copy in A&E Services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
Chief Visitor Services

Date

ARCH. & ENG.

L.G. Blight
Director

Date

T. C. Arnett
Coordinator
(Division)

Date



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the regional campground Study, Whistler's Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, utility and campsite work in order to bring them to National Standards. The existing campground Manual PMR40 - 4 is being revised in order to bring it in line with current recapitalisation practice.

C. OBJECTIVES

The objectives are to upgrade the campground to a presentable and functional state, and to improve the buildings and sites to national building codes and standards.

D. URGENCY

The urgency was established by review of the condition report, site analysis, and park prioritization. These reports, outlined in Appendices 2,3, and 4, indicated that most of the work required is of an immediate priority (work needed in the next one - five years). In most cases the work is required within the next two years.

E. JUSTIFICATION

Building and Utility components of the asset are in many cases at the end of their life cycle. Since the original campground construction, the typical user and consequently site requirements have changed. For example, larger camping vehicles, and the trend away from tenting are notable changes. Both these changes have resulted in a need for larger more organised sites to reduce trampling adjacent to them. At the same time, the resultant damage of past tenting practice has subjected



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

E. JUSTIFICATION continued

areas of the campground to deterioration. Although much of the recapitalisation is maintenance related, given Park operational requirements and extensive amount of work required, the scope of work is of a Capital nature. Without some major improvements in the short term, the possibility of asset loss will be imminent.

F. OPTIONS

Whistler's Campground is large having close to 800 sites. Since its construction in the 1960s, many changes have taken place in the camping scenario. This campground is an example of the typical camping experience of nearly thirty years ago. Today we see more self contained, larger, RV units arriving at the gates, with less camper trailers being evident. The result is that larger, more organised sites are required. In the case of the fully contained RV's, the Park sees the potential of marketing an additional 60 electrical sites during the peak season (June 1 - Aug 31) to what it currently has available. Demand for electrical sites is seen as growing in the future

A major problem of tenting areas, in the past and at present, is that of trying to keep the tenters on the tenting pad. This is generally true in campgrounds where the tent pad is constructed with a typical road crush type material. The solution to the problem in Whistler's, was to asphalt the table and tenting areas adding a wooden tenting platform placed on the asphalt. Instead of keeping the tenters on the tent sites the opposite is true. The tenters do not know how to use the platforms, for which they need come equipped with nails. The result is that the adjacent areas are very worn.

A problem throughout the campground is that many of the sites have a variety or all of the following problems.

1. Sites were constructed too small.
2. Sites were not defined. Lack of log bumpers,



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

F. OPTIONS continued

edging, and proper turning radii has resulted in worn areas.

3. Some sites are too narrow for the larger units that are currently being assigned to them.

In addition, facilities such as wood bins, underground servicing, camp stoves, and building upgrading has been neglected due to lack of funds. In the case of wood bins for example poor design has resulted in their removal, they have not been replaced and wood has been dumped with no regard to site ecology. The result are very worn and unsightly areas throughout the campground.

Obviously due to magnitude of the work which should be done, it is not feasible to tackle the job as a one time effort. It is recommended that the work be broken up as follows:

Year 1 - Design

Year 2

All operational requirements be corrected firstly. These are requirements such as bringing the buildings to code, improve wood stove water line (work associated with Wapiti Campground) electrical upgrading (currently under construction), additional electrical sites complete with campsite rehabilitation, and install wood bins.

Future

Campground rehabilitation. This may be broken down into various phases. It is envisioned as follows:

- a. Define and upgrade fully serviced sites, including roadways as required within the loops.
- b. Define and upgrade tent sites, including roadways as required within the loops.
- c. Define and upgrade semi serviced sites, including roadways as required within the loops.



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

F. OPTIONS continued

Future

d. Campground revegetation and pathway system required.

e. Upgrade perimeter road system as required.

G. SOCIO - ECONOMIC INFORMATION

Due to its proximity to Jasper Townsite, Whistler's Campground along with its neighbour Wapiti is one of the most highly used campgrounds in the Western Region. Opening in May as soon as seasonal utility systems permit, the campground is filled to its 781 campsite maximum from June 1 to August 31. Visitation to Whistler's is 53620 party nights (1988) from June to August. This is supported by the Report "Supply and Demand for Campsites Western Region 1984:" The campground usually closes in October. This has the potential of causing problems in the servicing due to operation of the plant in the shoulder season.

2.0 GENERAL INFORMATION

A. BACKGROUND

Whistler's Campground is located in Jasper National Park, approximately two kilometres from Jasper Townsite. The required improvements were documented from on site inspections and meetings to review and identify the problems within the Campground. The Park and Landscape Architect prepared a preliminary User Requirements Check List (Appendix 1). These were prioritized according to Appendix 2. A condition analysis was carried out concurrent with the User Requirements Check List, and was integrated into a set of Campground Requisites (Attached). The Campground requisites have Class 'C' dollar values associated with them.



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2.0 GENERAL INFORMATION

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground Analysis

Jasper Field Crew
A&E Services,
Western Region

Reports and Manuals

Jasper Campground Study
Canadian Parks Service

A&E Services
Water Supply Study for
Western Region's Campgrounds

Four Mountain Parks
Management Plan
CPS, Western Region Planning

Western Regions Supply and
Demand for Campsites, 1984

Campground Manual

PM 40 - 4 Being Revised

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (From the current edition of the Parks Canada
Campground Manual)

i. Main Campground

Fully Serviced (Level 1)

- . 43 electrical
- . 77 electrical, water, sewer



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WESTERN REGION CAMPGROUND REPORT

2.0

GENERAL INFORMATION

C. GENERAL CAMPGROUND CRITERIA continued

Semi serviced (Level 2)

- . 661 Tent and trailer camping with sites with no utility hook ups.
- . Centralised sanitary water and sewage disposal facilities provided.

Density of Campground: 8 - 18 sites / hectare

People / Campsite: 1 - 8 people / campsite

Capacity: 781

ii. Group Campground

Semi Service (Level 2)

Tent camping with potable water and pit/vault toilets and kitchen shelters.

Density of Campground: Maximum 150 campers

People / campsite Not applicable

Capacity 150

3.0

REQUIRMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Build two new kitchen shelters group campground when operationally required.
- . General repair work to bring Kiosks, shelters and toilet buildings to code and CPS standards.
- . Replace toilet buildings group campground when operationally required.



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WESTERN REGION CAMPGROUND REPORT

3.0

REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS continued

i. Buildings

- . Shower buildings require cement board replacement and general upgrade.
- . Reroof one staff residence.

NOTE: That further reassessment of the building component will be required by the A&E Architectural Group prior to a final building estimate being developed. All estimates given for buildings herein are 'D' level estimate.

ii. Utilities

- . Upgrade the water supply to well supply pressure system as outlined in the A&E Services Water Supply Report for Western Regions Campgrounds.
- . Upgrade campground electrical primary - this project is currently in progress
- . Street light replacement
- . Additional electrical sites

iii. Site Work and Roads

- . Pave and fill pot holes with hot mix
- . Chipseal roads
- . Campsite rehabilitation
- . Construct Wood Bins and relocate to other area
- . Refinish, replace, and align picnic tables
- . Campground rehabilitation
- . Trail improvements
- . Campstove replacement
- . Parallel parking area



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WESTERN REGION CAMPGROUND REPORT

3.0

REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS continued

v. Interpretation

- . Plans have been approved for placement of information panels in Whistlers's Campground as part of the Jasper Campground IMU Project

v. Operations and Maintenance

- . Operations and maintenance is a recurring cost. At this time items which require maintenance are painting, repairs, and addition of fire extinguishers to the kiosks; and minor repairs of the toilet buildings within the main campground.

Numerous other site, road, and building repair work has been identified in the attached Whistler's requisites as work which could be done by Park forces. Money is required however in order to accomplish the work.

Effects of these design requirements on O&M:

- . Sewage is pumped to townsite lagoon.
- . If new toilet buildings are constructed in the group campground pump out services will be required.
- . Water should be converted to a well supply pressure system as opposed to the existing surface water system. This will result in reduced wear on fixtures and piping within the campground due to reduced silt levels in the water. This will be offset by increased operating costs due to this system



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4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer	A&E Services, Western Region	
Park Staff	G. Balding Superintendent	
	D. Wellock G. Potter Visitor Services	F. Leong S. McInnis General Works
	D. Dumbleton Warden Service	J. Todgeham Interpretation
Asset Management	Jasper Field Crew A&E Services, Western Region	

B. PROCUREMENT STRATEGY

The Project work shall be broken out into three divisions covering Buildings, Site Work and Roads, and Utilities.

Buildings:	Consultant Design In House Supervision
Site and Road Work	Consultant or In House Design In House Supervision

C. SCHEDULING

1987/88	Condition Analysis Complete
1988/89	Project Brief and Area Development Plan
	Whistler's Disabled Building
	Whistler's Electrical
	Road Work done by Park



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4.0 PROJECT MANAGEMENT

C. SCHEDULING

1989 — \

Year 1 - Design

Year 2 - Design

- Building Construction

- Utility Construction

- Site and Road Work Construction

Future - Building construction

- Utility Construction

- Site and Road Work Construction

D. FUNDING - CLASS 'C' ESTIMATE - 1988\$

Funding In Place or Identified elsewhere:

Interpretation	20.0
Whistler's Electrical	330.0
Whistler's Disabled	60.0
Park Work	36.0

<u>Buildings</u> (class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	40.0	4.0	
Construction		287.6	52.3
Contingency 20%	6.0	58.3	8.0
Risk 20%	6.0	58.3	8.0
Engineering	10.0	20.0	10.0

Utilities

Design	50.0	12.8	
Construction		400.2	128.0
Contingency 15%	7.5	61.9	21.1
Risk 20%	10.0	82.7	28.2
Engineering	10.0	20.0	20.0



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WESTERN REGION CAMPGROUND REPORT

Landscape & Road Work

Design	67.0	270.0	
Construction		387.8	2412.7
Contingency 15%	6.7	65.8	
Contingency 10%			241.2
Risk 15%	6.7	65.8	
Risk 10%			241.2
Engineering	10.0	30.0	30.0
TOTAL	188.1	2037.1	4533.0



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. BUILDINGS continued							
Improve hot water heating sytem & add cleaning closets to TBs	1	27	.800		21.6		
Design				30.0	4.0		
Contingency 20%					58.3	8.0	
Risk 20%					58.3	8.0	
Engineering				10.0	20.0	10.0	
55.5 x 1.8 .4 PY							
2. UTILITIES							
Upgrade primary electrical	1	1	330.0 being built				
Replace existing street lights	1	34 of 116	1.800		61.2		
Replace wood stave waterline (with Wapiti Campground)	1	1 (A&E Study)	245.000		245.0		
Repair valve boxes	1	-	30.000		30.0		
Add additional electrical sites	1	20 initial 60 (+40) final	3.200		64.0		
Design				50.0	12.8		
Contingency 15%				7.5	61.9	21.1	
Risk 20%				10.0	82.7	28.2	
Engineering				10.0	20.0	20.0	
55.5 x 1.8 .5 PY							
3. LANDSCAPE & ROAD WORK							
Raise grades around sewage dumping sewers/standpipes and support water standpipes	1	5	.200		1.0		
Replace cmp stoves	2	297	.120			35.6	
Replace Tables	1	20	.250		5.0		
Refinish Tables	1	55	.150		8.3		
Add wheel stops to prevent further environ. impact	1	300	.175			52.5	



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		60 (+40) final				128.0	
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Risk 20%				10.0	82.7	28.2	
Engineering				10.0	20.0	20.0	
55.5 x 1.8 .5 PY							
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Raise grades around sewage dumping sewers/standpipes and support water standpipes	1	5	.200		1.0		
Replace cmp stoves	2	297	.120			35.6	
Replace Tables	1	20	.250		5.0		
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Add wheel stops to prevent further environ. impact	1	300	.175			52.5	



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DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. LANDSCAPE & ROAD WORK continued							
Construct Tent Pads	1	250	1.500			375.0	
Upgrade and enlarge campsite spurs	2	660	1.200			792.0	
Upgrade site activity area immediately	1	80	.800		64.0		
Upgrade site activity area	3	631	.800			504.8	
Relocate site markers	3	781	.020			15.6	
Protect water and electrical stand pipes from vehicles	1	120	.30		3.6		
Construct new wood bins/rehab old sites	1	5	4.000		34.5		
Enlarge level, flare entry/exits on pull throughs	1	120	.800			96.0	
Fill pot holes, level and chipseal road to Hwy.	1	19118m2 complete by park 1988	.0016				
Fill pot holes, level and chipseal perimeter road	1	2000m2 11,100m2 by park 1987	.0018		3.5		
Fill pot holes, level and chipseal loop roads/circles	1	4500m2 loops 50 51,52 done 1987	.0018		7.9		
Rebuild, level, gravel and compact service roads		650m2	.005		3.2		
Pave main roads and loop entries	1	50,218m2	.025			1255.45	
Hot mix trails		280m2	.0225		6.3		
Trails are adhoc with resultant environ impact							
· trail study	1	study	15.000	15.0			
· trail construction	1	class D	200.000		200.0		



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				YR - 1	YR - 2	FUTURE	
3. LANDSCAPE & SITE WORK continued							
Campground . rehabilitation . construction	1	study	15.000 250.000		15.0	250.0	
Perimeter Trail System *. asphalt . gravel	1	10000m2	.0225 .0135			*225.0 135.0	
Design				35.0	418.0		
Contingency 15%				5.3	115.0		
Contingency 10%						342.0	
Risk 15%				5.3	115.5		
Risk 15%						343.0	
Engineering 55.5 x 1.8 1.0 PY				10.0	30.0	60.0	
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted herein.							
* DOLLARS GIVEN FOR GRAVEL PERIMETER PATH IN FINAL TOTALS *							
TOTAL				188.1	2037.10	4533.0	6758.2



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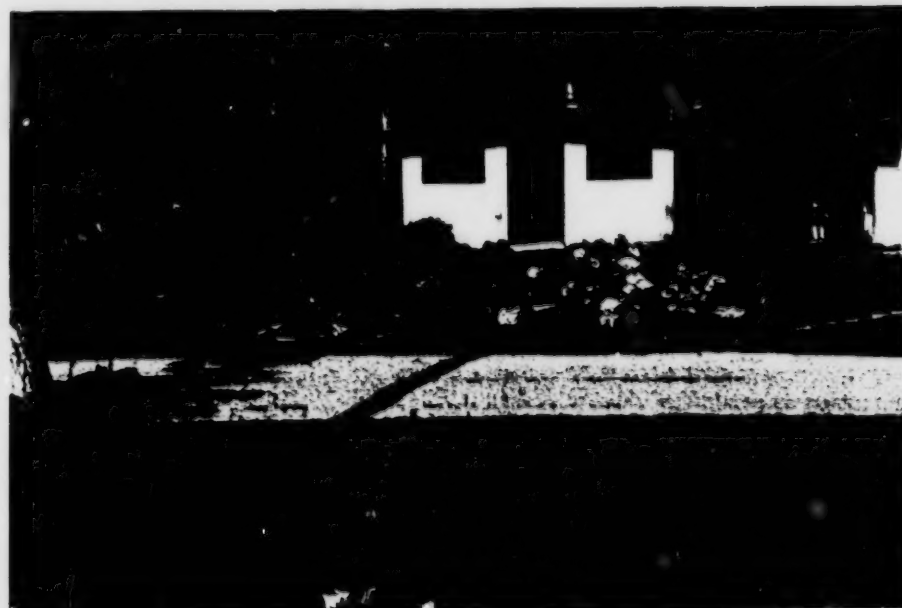
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WHISTLER'S CAMPGROUND JNP





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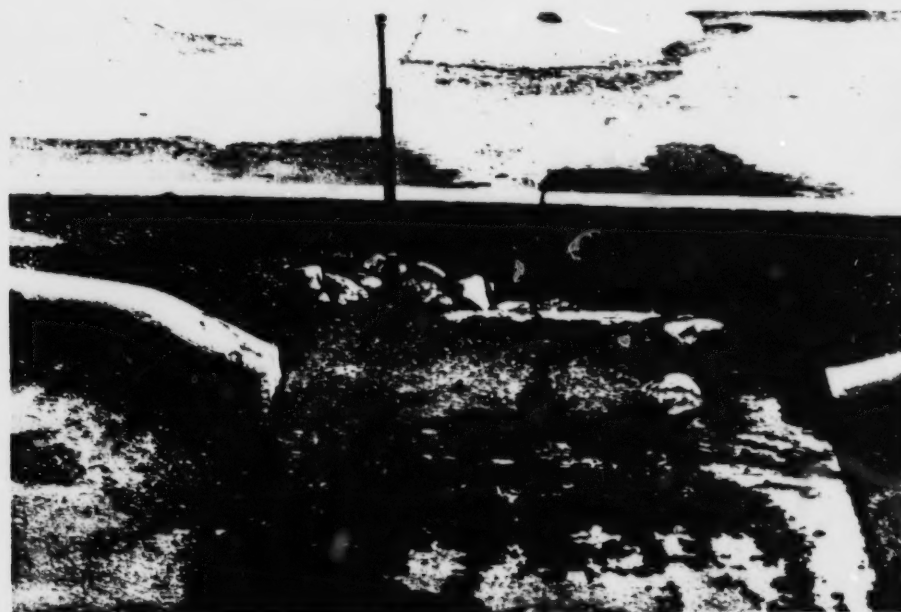
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WHISTLER'S CAMPGROUND JNP





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= FOR WARDEN SERVICE USE ONLY

= Person Requesting: V. L. Herzog

= EARP Registration No.: _____

= Agency: A&E Services, Western Region

= Project Warden: _____

= Title: Landscape Architect

= Date Received: _____

= Date Submitted: June 20, 1988

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Cost of Project: _____

Are Project Funds/PY identified: _____

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The Issue: The Regional Campground Study has identified Building, Utility and Site Work requirements for Wapiti Campground. The Utility work has been reviewed in an early EARP and will be constructed in the Fall of 1988. Site work will upgrade the campground appearance and rehabilitate many of the trampled areas adjacent to the campsites.

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Canadian Parks Service

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Service canadien des parcs

EARP REQUEST

=====

Proposal: The proposal for buildings is to: reroof, upgrade water piping, bring electrical
to code, remove cement board in shower building, and check structural integrity of two
Kitchen shelters. The Site Work includes: Paving, chipsealing, and regravelling roads; and
modifying the entry gate. Other Landscaping includes campsite rehabilitation, wood bin
construction, picnic table alignment and refinishing, and stove replacement. The areas are
discussed in the attached Project Brief and Area Development Plan.

=====



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LEGEND

Kitchen Shelter		a
Washrooms		b
Well / Water Standpipe		c
Wood Bin		d
Garbage		e
Outdoor Theatre	.....	f
Kiosk	.....	g
Residences	.....	h
Play Area	.....	i
Trailer Dump Station	.....	j
Trail	.....	k
Fire Circle / Pit	.....	l
Parking	.....	m
Telephones	.....	n
Showers	.....	o
Picnic Area	.....	p
Food Storage		q
Signs		r
Viewpoint		s
Handicap Washroom		t



Wapiti Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONNEMENT - PARKS

WESTERN REGION

PROJECT BRIEF

for

WAPITI CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: June 1988 REVISION NO. 1 PROJECT NO. _____

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Wapiti Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth a recapitalisation plan for the campground. The scope of work includes site rehabilitation, building renovations, utility improvements, road repair and site furnishings.

NOTE: For the purposes of saving costs and bulk all Appendices mentioned in the Campground Study are held as one copy in A & E Services, Western Region.

APPROVALS:

CLIENT

(Name)	Date	(Name)	Date
Superintendent		(Title)	

ARCH. & ENG.

L.G. Blight	Date	(Name)	Date
Director		Coordinator	
		(Division)	



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Wapiti Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project identifies work which is required for building, utility and campsite work in order to bring them to National Standards. The existing Campground Manual PMR40 - 4 is being revised in order to bring it line with current recapitalisation practice.

C. OBJECTIVES

The objectives are to upgrade the campground to a presentable and functional state, and to improve the buildings and sites to national building codes and standards.

D. URGENCY

The urgency was established by review of the condition report, site analysis, and park prioritization. These reports, indicated that most of the work required is of an immediate priority (work needed in the next one - five years). In most cases the work is required within the next two years.

E. JUSTIFICATION

Building and Utility components of the asset are in many cases at the end of their life cycle. Since the original campground construction, the typical user and consequently site requirements have changed. For example, larger camping vehicles, and the trend away from tenting are notable changes. Both these changes have resulted in a need for larger more organised sites to reduce trampling adjacent to them. At the same time, the resultant damage of past tenting practice has subjected areas of the campground to deterioration. Although much of the recapitalisation is maintenance related, given Park



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

E. JUSTIFICATION continued

operational requirements and extensive amount of work required, the scope of work is of a Capital nature. Without some major improvements in the short term, the possibility of asset loss will be imminent.

F. OPTIONS

Campsites and spurs in the Campground are worn and need definition. The options are to do a minimal upgrading for cosmetic appearance, or to enlarge the campsites so that proper space is allocated to each site. The first option would be one of improving the existing sites to the same as they were when new. This not recommended since the deterioration is a result of changed user patterns and original site layout. The work will soon have an over run appearance due to the inadequate sites. The second option is the recommended option. It would entail enlarging, levelling, and organising campsites to meet user needs. Improvements have been done to 52 unserviced sites. 110 of the remaining 274 unserviced sites will require tent pads. This leaving 164 sites to be upgraded for trailer users (Based on trailer vs tenter use in the Park). Option 2 would be inclusive of work outlined for Option 1.

G. SOCIO ECONOMIC INFORMATION

Due to its proximity to Jasper Townsite, Wapiti Campground along with its neighbour Whistler's, is one of the most highly used campgrounds in the Western Region. Opening in mid-June, the campground is filled to its 366 campsite maximum from the end of June to mid-August. Peak visitation to Wapiti was 21929 party nights (1988). This is supported by the Report " Supply and Demand for Campsites Western Region 1984:"



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

A. BACKGROUND

Wapiti Campground is located in Jasper National Park, Three point eight kilometres from Jasper Townsite. The required improvements were documented from on site inspections and meetings to review and identify the problems within the Campground. The Park and Landscape Architect prepared a preliminary User Requirements Check List (Appendix 1). These were prioritized according to Appendix 2. A condition analysis was carried out concurrent with the User Requirements Check List (Appendix 3) and was integrated into a set of Campground Requisites (attached). The Campground requisites have Class 'C' dollar values associated with them.

B. SOURCES OF INFORMATION

Jasper National Park	Visitor Services General Works Warden Service Interpretation
Campground Analysis	Jasper Field Crew A&E Services, Western Region
Reports and Manuals	Jasper Campground Study Canadian Parks Service A&E Services Water Supply Study for Western Region's Campgrounds Four Mountain Parks Management Plan CPS, western Region Planning
Campground Manual	PM 40 - 4 being revised



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (from Parks Canada Campground Manual)

i. Main Campground

Semi Serviced (Level 2)

- . Tent and trailer camping with no utility hook ups
- . Centralised sanitary water and sewage disposal facilities provided

Density of Campground: 8 - 18 sites / hectare

People / Campsite: 1 - 8 people / campsite

Capacity: 366 campsites - including
40 winter electrical
sites

ii. Winter Campground

Semi Serviced (Level 1 - 2)

- . Tent and trailer camping with some electrical hook ups
- . Leaching pit which must be pumped out on a regular basis

Density of Campground: 18 - 25 sites / hectare

- . note that there is no site separation in this campground because it was designed for ease of snow clearing and winter operations.

People / Campsite: 1 - 8 people / campsite

Capacity: 40 electrical trailer sites
52 unserviced sites

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Reroof ten buildings
four kitchen shelters
six toilet buildings



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings continued

- . Upgrade water piping in three buildings
- . Bring Electrical to Code in eight Buildings
- . Remove Cement Board in shower building and refinish
- . Check Structural Integrity of two kitchen shelters

NOTE: That further assessment of the building component will be required by the A&E Architectural Group prior to a final building estimate being developed. A estimates given for buildings herein are 'D' level estimate.

ii. Utilities

- . Upgrade the water supply to well supply pressure system as outlined in the A&E Services Water Supply Report for Western Region's Campgrounds.

iii. Roads

- . Pave and fill potholes with hot mix.
- . Regravel parking lot adjacent to shower building and gravel roads.
- . Chipseal roads
- . Modify entry gate and central post inclusive of road widening as needed to meet operational requirements.

iv. Landscaping

- . Campsite rehabilitation
- . Construct Wood Bins
- . Refinish and align picnic tables
- . Replace stoves in poor condition
- . Replace stoves which are functionally poor

v. Interpretation

- . Plans have been approved for placement of information panels in Wapiti Campground as part of the Jasper Campground IMU project.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS continued

vi. Operations and Maintenance

. Operations and Maintenance is a recurring cost. At this time items which require maintenance are painting of the Kiosk, Outdoor theatre, two toilet buildings, and doors and flashings on one building. Sinks and vanities require repair in three toilet buildings. These items will be implemented by the park in the regular course of maintenance.

. Site work required is the straightening of campsite markers, water standpipe repairs, and playground upgrading. The park will implement these repairs on an annual basis

Effects of these design requirements on O&M.

- . If buildings are converted to fluorescent fixtures and upgraded general electrical costs will be reduced.
- . Water should be converted to a well supply pressure system as opposed to the existing surface water system. This will result in reduced wear on fixtures and piping within the campground due to reduced silt levels in the water. This will be offset by increased operating costs due to this system.
- . Sewage is pumped to the townsite lagoon except in winter where septic fields are used for the two buildings involved.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer

A&E Services,
Western Region



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

A. ORGANISATION continued

Park Staff

- G. Balding
Superintendent
- D. Wellock
G. Potter
Visitor services
- F. Leong
S. McInnis
General Works
- D. Dumpleton
Warden Service
- J. Todgeham
Interpretation

Asset Management

- Jasper Field Crew
A&E Services, Western Region

B. PROCUREMENT STRATEGY

The project work shall be broken out into three components covering Buildings; and Landscape and Roads; and Utilities.

Buildings:

Consultant Design
In House Supervision

Utilities:

Consultant Design
In House Supervision

Landscape/Road Work:

Consultant or Inhouse Design
In House Supervision

C. SCHEDULING

1987/88	Condition Analysis
1988/89	Project Brief and Area Development Plan
1988/89	Utilities - Fall construction with Whistler's campground
1989 \	Year 1 - Building & Utility Design
— /	Year 2 - Landscape and Road Work Design Building and Utility Construction
	Future - Landscape and Road Work Construction



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

D. FUNDING - CLASS 'C' ESTIMATE - 1988\$

Funding In Place or Identified elsewhere:

Interpretation 20.0

Cost Estimate for Proposed Work:

<u>Buildings</u> (Class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Construction		92.4	
Design	10.0		
Contingency 20%	4.0	18.1	
Risk 20%	4.0	18.1	
Engineering	10.0	20.0	
<u>Utilities</u>			
Construction		245.0	
Design	24.5		
Contingency 20%	4.8	49.0	
Risk 20%	4.8	49.0	
Engineering	10.0	20.0	
<u>Landscape & Road Work</u>			
Construction			694.3
Design		10.0	70.0
Contingency 10%		1.0	76.4
Risk 15%		1.5	114.6
Engineering		10.0	20.0
<u>TOTAL</u>	<u>82.1</u>	<u>534.9</u>	<u>975.3</u>



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. BUILDINGS							
Reroof toilet/ks buildings	1	10	2.800		28.0		
Building plumbing	1	3	1.800		5.4		
Bring electrical to code, add flourescents	1	8	2.000		16.0		
Remove cement board from shower bldg and refinish	2	1	20.000		20.0		
Analyse kichen shelter structure - warped beams	1	2	5.000	10.0	20.0		
Paint entry kiosk, theatre, and toilet bldgs	2	4 bldg	.400		1.6		
Secure Outdoor lighting fixtures on Shower building	1	1 bldg	.050		.1		
Sinks and vanities	1	3 bldg	.400		1.2		
Eave troughs TB's	2	2	.050		.1		
Design				10.0			
Contingency 20%				4.0	18.5		
Risk 20%				4.0	18.5		
Engineering				10.0	20.0		
55.5 x 1.8 .3 PY							
2. UTILITES							
New water supply pressure system (with Whistlers)	3	1	245.000		245.0		
Design				24.5			
Contingency 20%				4.8	49.0		
Risk 20%				4.8	49.0		
Engineering				10.0	20.0		
55.5 x 1.8 .3 PY							
3. LANDSCAPE & ROAD WORK							
Replace campstoves that are in poor condition	1	48	.120			5.7	
Replace campstoves	3	73	.120			8.8	



WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. LANDSCAPE & ROAD WORK continued							
Reset campstoves properly in ground	1	104	.040			4.2	
Reset picnic tables properly in the ground	2	150	.100			15.0	
Refinish picnic tables	1	281	.150			42.2	
Define edges and upgrade campsites recommended approach costed	1	273 sites	2.200			600.6	
Construct wood bins	1	16	4.000			16.0	
Straighten and Repair campsite markers	1	27	.020			.5	
Water Standpipe upgrading	2	5	.050			.3	
Paint, level grade and repair playground	1	1	1.000			1.0	
Design					10.0	70.0	
Contingency 10%					4.8	76.4	
Risk 15%					7.2	114.6	
Engineering 55.5 x 1.8 .4 PY					10.0	30.0	
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL				82.1	534.9	975.1	1592.1



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WESTERN REGION CAMPGROUND REPORT

Environment Canada
Canadian Parks Service

Environnement Canada
Service canadien des parcs

EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Wabasso Campground

= FOR WARDEN SERVICE USE ONLY

= EARP Registration No.: _____

= Project Warden: _____

= Date Received: _____

= Completion Date Committed: _____

= Person Requesting: V. L. Herzog

= Agency: Public Works Canada

= Title: Landscape Architect

= Date Submitted: October 1988

= Requested Completion Date: _____

Cost of Project: _____

Are Project Funds/PY identified: _____

The Issue: The Regional Campground Study has identified Building, Utility and Site Work requirements for Wabasso Campground. Site work will recapitalise the older areas of the campground and provide level well organised sites in the newer areas. Buildings will be recapitalised in order to maintain the asset, and Utilities will be upgraded to a more serviceable system.



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WESTERN REGION CAMPGROUND REPORT

Proposal: The proposal for buildings is to upgrade them to code, and maintain the asset. If
Option II is followed construction of a new staff residence and a shower building will take
place. Option II also includes the addition of electrical sites in Loop B. In addition the
water line requires upgrading from a surface to a well pressure system. The site work
should be done in order to rehabilitate and bring the asset to a non - risk situation.



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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter	- a
Washrooms	- b
Well / Water Standpipe	- c
Wood Bin	- d
Garbage	- e
Outdoor Theatre	- f
Kiosk	- g
Residences	- h
Play Area	- i
Trailer Dump Station	- j
Trail	- k
Fire Circle / Pit	- l
Parking	- m
Telephones	- n
Showers	- o
Picnic Area	- p
Food Storage	- q
Signs	- r
Viewpoint	- s
Handicap Washroom	- t



Wabasso Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

WABASSO CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: October 1988 REVISION NO. 0 PROJECT NO. _____

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Wabasso Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The scope of work includes site rehabilitation, building renovations, utility improvements, road repair and site furnishings.

NOTE: For the purposes of saving costs and bulk, all Appendices mentioned in the Campground Study are held as one copy in A&E Services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
(Title)

Date

ARCH. & ENG.

L.G. Blight
Director

Date

T. C. Arnett
Coordinator
Terrain Development

Date



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Wabasso Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, utility and campsite work in order to bring them to National standards. The existing campground Manual PMR40 - 4 is being revised in order to bring it in line with current recapitalisation practice.

C. OBJECTIVES

The objectives are to upgrade the campground to a presentable and functional state, and to improve the buildings and sites to national building codes and standards.

D. URGENCY

The urgency was established by review of the condition report, site analysis, and park prioritisation. These reports, outlined in Appendices 2,3, and 4, indicated that a great deal of the work is of an immediate priority (work needed in the next one to five years). In some cases the work is required within the next two years.

E. JUSTIFICATION

Some of the Building and Utility components of the asset, are at the end of their life cycle. Since the original campground construction the typical user and in parallel site requirements have changed. For example, larger camping vehicles, and the trend away from tenting are notable changes. As a result, although not substantiated, the general perception of use at Wabasso has been that because it is lacking such features as electrical hook ups and a shower building that it is not a desirable camping destination for many users.



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

E. JUSTIFICATION continued

The older areas of the campground are in a need of a major need of rehabilitation due to age and over use. There are some problems in the newer portion of the campground of uneven sites, and spurs. These problems should be corrected if we do not want to see deterioration of adjacent campsite areas.

Although much of the recapitalisation is maintenance related, given Park operational requirements and extensive amount of work required, the scope of work is of a Capital nature. Without some major improvements in the short term the possibility of asset loss may be imminent.

F. OPTIONS:

Vabasso Campground requires recapitalisation of asset. The recapitalisation of campsites and campground rehabilitation, along with building maintenance and upgrading of the water system amounts to a considerable dollar value of must do type of work.

In addition, there are some issues which should be addressed in the VAMP process as the options should be evaluated in terms of need of the asset, and how it will effect the operation. Facilities included in this category are the requirement for electrical sites, shower building, and new staff accommodation

This Project Brief Proposes addressing the Problems in two phases with building and utility recapitalisation being in the first phase, and site work recapitalisation being in the second phase. Options have been presented as program decision in the priorities column of the Cost Breakdown sheet, attached. These issues should be dealt with during the VAMP process for this campground. The total value of work irregardless of the program decision is shown in this document.



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

G. SOCIO - ECONOMIC INFORMATION

Although Wabasso Campground is relatively close to Jasper Townsite, the Park's observation attributes the general camping public with the perception that this campground is too far from Jasper Townsite. In addition, the fact that Jasper could easily sell an additional 60 electrical sites at Whistler's, seems to indicate that if Wabasso had electrical sites, the campground would be more heavily used.

An additional requirement of a similar nature is that of the need of a shower building. It makes sense that providing such a facility would increase general use of the campground. However; the issue to be addressed is whether providing such a facility will be cost effective.

2.0 GENERAL INFORMATION

A. BACKGROUND

Wabasso Campground is located in Jasper National Park, approximately 16 kilometres from Jasper Townsite. The required improvements were documented from on site inspections and meetings to review and identify the problems within the Campground. The Park and Landscape Architect prepared a preliminary User Requirements Check List. These were prioritized according to Appendix 2. A condition analysis was carried out concurrent with the User Requirements Check List, and was integrated into a set of Campground Requisites (Attached). The Campground requisites have Class 'C' dollar values associated with them.

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

B. SOURCE OF INFORMATION continued

Campground Analysis

Jasper Field Office
A&E Services, Western Region

Reports and Manuals

Jasper Campground Study
Canadian Parks Service

Four Mountain Parks
Management Plan
CPS, Western Region

Campground Manual

PM 40 - 4 Being revised

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (From the current edition of the Parks Canada
Campground Manual)

Semi Serviced (Level 2)

- . 228 tent and trailer camping sites with no utility hookups
- . 6 walk in tenting sites.
- . Centralised sanitary water and sewage disposal facilities provided.
- . two kitchen shelters provided.

Density of Campground: 8 - 18 sites / hectare

People / Campsite: 1 - 8 people / campsite

Capacity: 228

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Construct new staff accommodation (small panabode type)
- . Reroof 4 buildings



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings continued

- . Repair one kitchen shelter
- . Upgrade 5 toilet buildings
- . Construct new shower building (option)

NOTE: That further reassessment of the building component will be required by the A&E Architectural Group prior to a final Building estimate being developed. All estimates given for buildings herein are 'D' level estimate.

ii. Utilities

- . Install electrical hookups to circle B (option)
- k
- . Replace concrete stove bases
 - . Campsite Rehabilitation inclusive of levelling spurs, tent pads and adjacent areas
 - . Refinish tables
 - . Replace wheel stop logs
 - . Construct new wood bins
 - . Resurface trails

v. Interpretation

- . Plans have been approved for placement of information panels in Wabasso Campground as a part of the Jasper Campground IMU Project.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS continued

vi. Operations and Maintenance

Operations and maintenance is a recurring cost. At this time items which require maintenance are interior upgrading of the buildings, and minor road repairs.

Other site, road and building repair work has been identified in the attached Wabasso requisites as work which could be done by Park forces. Money is required, however in order to accomplish the work.

Effects of these design requirements on O&M are that by converting the water supply system to a well supply pressure system as opposed to the existing surface water system, the result will be reduced wear on fixtures and piping. This is due to reduced silt levels in the water. The savings may be offset by increased operating costs.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer A&E Services, Western Region

Park Staff G. Balding
 Superintendent

D. Wellock
G. Potter
Visitor Services

F. Leong
S. McInnis
General Works

D. Dumpleton
Warden Service

J. Todgeham
Interpretation

Asset
Management

Jasper Field Crew
A&E Services, Western Region



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

B. PROCUREMENT STRATEGY

The Project work shall be broken out into three divisions covering Buildings, Site and Road Work, and Utilities.

Buildings:

Consultant Design
In House Supervision

Site, Road & Utility Work

Consultant or In House Design
In House Supervision

C. SCHEDULING

1987/88

Condition Analysis Complete

1988/89

Project Brief and Area

Development Plan

1989 — \

Year 1 - Design Buildings &
Utilities

Year 2 - Building Construction
- Utility Construction
- Building & Site Design

Future - Site & Road Work
- Construction

D. FUNDING - CLASS 'C' ESTIMATE - 1988\$

Funding in place or identified elsewhere:

Interpretation 28.1

<u>Buildings</u> (Class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	15.0	35.0	
Construction		86.3	250.0
Contingency 20%	3.0	24.3	50.0
Risk 20%	3.0	24.3	50.0
Engineering	5.0	20.0	20.0



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

D. FUNDING - CLASS 'C' ESTIMATE - 1988\$ continued

Utilities

Design	20.0	20.0	
Construction		105.0	106.4
Contingency 20%	4.0	25.0	21.3
Risk 15%	3.0	18.0	16.0
Engineering	5.0	20.0	20.0

Landscape & Road Work

Design		60.0	
Construction			423.8
Contingency 15%		9.0	63.6
Risk 15%		9.0	63.6
Engineering		10.0	20.0
TOTAL	58.0	428.6	1104.1



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Services d'architecture
et de génie

Environment Canada
Western Region

Environnement Canada
Région de l'Ouest



WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. BUILDINGS							
Replace old staff residence with panabode	3 program decision	1	41.900		41.9		
Reroof two kitchen shelters	1	2	2.000		4.0		
Repair rotting columns & walls one kitchen shelter	1	1	2.500		2.5		
Install floures-cent lights	1	4	.300		1.2		
Replace partitions	1	2 bldg	1.500		3.0		
Replace cracked sinks and urinals	1	4 units	.450		1.8		
Remove chimneys toilet buildings	1	2	.500		1.0		
Tar and gravel roofs toilet bldg.	1	2	3.000		6.0		
Install one shower building	program decision	1	250.000			250.0	
Kiosk - paint interior, exterior, secure electrical from public	2 1	1	1.000		1.0		
Staff quarters panabode - paint exterior, sills & plates; replace rotten wood eave troughs	1	1	.700		.7		
Kitchen Shelter - paint exterior/interior, & repair broken lamp securing exposed wires from public	2 1	1 1	.500 .100		.5 .1		
Kitchen Shelter - replace eave troughs	1	1	.300		.3		
Oldest Toilet buildings - paint walls, doors, floors; replace broken wall panels tack up ceiling	1	2	.900		1.8		



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. Buildings continued							
tiles							
Repair animal damage Toilet Buildings	1	3	.200		.6		
Toilet Buildings - Paint doors and repair exhaust fans	2 1	6 doors 4 fans	.100 .300		.6 1.2		
Design				15.0	35.0		
Contingency 20%				3.0	24.3	50.0	
Risk 20%				3.0	24.3	50.0	
Engineering 55.5 x 1.8 .45 PY				5.0	20.0	20.0	
2. Utilities							
Install electrical hook-ups to Circle B	program decision	38 sites	2.800			106.4	
Main Waterline - upgrade to well supply pressure system	1	1 line	105.000		105.0		
Design				20.0	20.0		
Contingency 20%				4.0	25.0	21.3	
Risk 15%				3.0	18.8	16.0	
Engineering 55.5 x 1.8 .45 PY				5.0	20.0	20.0	
3. Landscape & Site Work							
Straighten and replace cracked concrete stove bases	2	110 bases	0.060			6.0	
rehabilitate sites	1	115	1.500			172.0	
Level spurs	2	120 spurs	.600			72.0	
Install tent pads	1	100 pads	1.000			100.0	
Refinish Tables	1	110 tables	.136			15.0	



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. Landscape & Road work continued							
Replace Wheel Stops	1	30 stops	.220			6.6	
Construct new Wood Bins	1	4 bins	4.000			16.0	
Resurface Trails	3	1400 m2	.015			21.0	
Fill potholes and Rechip loop roads	2	900 m2	.003			1.8	
Add lift of gravel to service roads	1	300 m2	.007			2.1	
Straighten, replace & repair campsite markers	1	60 markers	.060			3.6	
Remove non functional stand pipe Loop A	2	1 stand pipe	.200			.2	
Improve drainage around water stand pipes	1	13 stand pipes	.550			7.2	
Paint street light poles	2	5 poles	.060			.3	
Design					60.0		
Contingency 15%					9.0	63.6	
Risk 15%					9.0	63.6	
Engineering					10.0	20.0	
55.5 x 1.8 .3 PY							
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL				58.8	428.6	1104.1	1591.5



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WESTERN REGION CAMPGROUND REPORT

WABASSO CAMPGROUND JNP





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WESTERN REGION CAMPGROUND REPORT

WABASSO CAMPGROUND JNP





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WESTERN REGION CAMPGROUND REPORT

Environment Canada
Canadian Parks Service

Environnement Canada
Service canadien des parcs

EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Pocahontas Campground

= = = = =
= FOR WARDEN SERVICE USE ONLY

= EARP Registration No.: _____

= Project Warden: _____

= Date Received: _____

= Completion Date Committed: _____

= = = = =

= Person Requesting: V. L. Herzog

= Agency: A & E Services, Western Region

= Title: Landscape Architect

= Date Submitted: November 1988

= Requested Completion Date: _____

Cost of Project: _____

Are Project Funds/PY identified: _____

=====

The Issue: Pocahontas Campground was inventoried as a part of the Regional Campground Study.

It is a recent addition to Campgrounds in Jasper, having construction completed in 1983.

Problems are minor, and relate more to out of date design theory which was applied, poor electrical capacity at the East end of the Park, and general lack of facilities at the East end of the Park.

Proposal: This proposal calls for some site improvements, building investigations, and a requirement for a dumping station somewhere in the vicinity of Pocahontas Campground.



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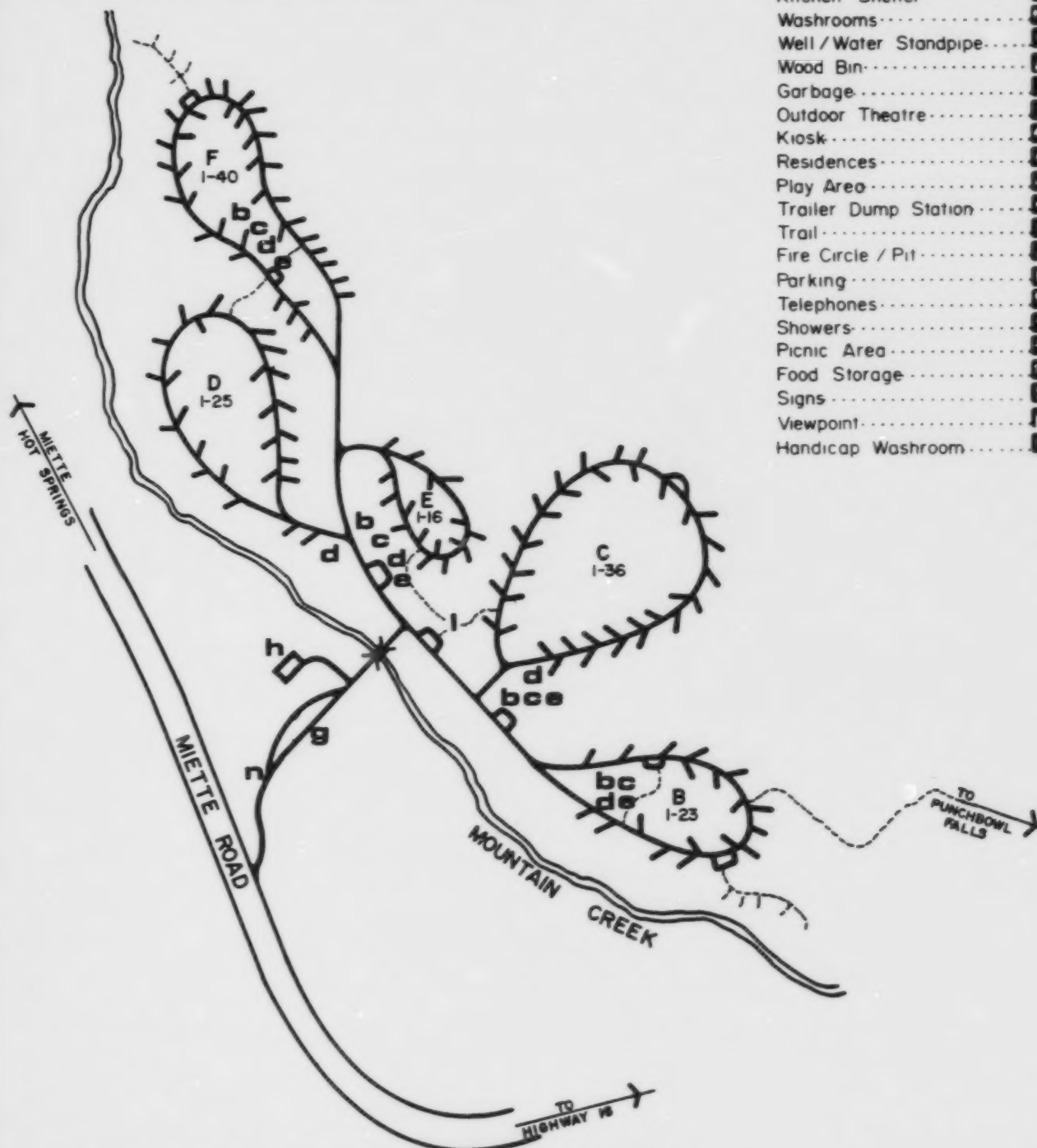
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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter		-a
Washrooms		-b
Well / Water Standpipe		-c
Wood Bin	.....	-d
Garbage	.....	-e
Outdoor Theatre	.....	-f
Kiosk	.....	-g
Residences	.....	-h
Play Area	.....	-i
Trailer Dump Station	.....	-j
Trail	.....	-k
Fire Circle / Pit	.....	-l
Parking	.....	-m
Telephones	.....	-n
Showers	.....	-o
Picnic Area	.....	-p
Food Storage		-q
Signs		-r
Viewpoint		-s
Handicap Washroom		-t



Pocahontas Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

POCAHONTAS CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: November 1988 REVISION NO. 0 PROJECT NO.

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Pocahontas Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The scope of work includes site rehabilitation, building inspections, utility and site furnishing upgrades.

NOTE: For purposes of saving costs and bulk all Appendices mentioned in the campground Study are held as one copy in A&E Services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
Chief Visitor
Services

Date

ARCH. & ENG.

L.G. Blight
Director

Date

T. C. Arnett
Coordinator
Terrain
Development Division

Date



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Pocahontas Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, utility and site work, in order to bring them to National standards. The existing Campground Manual PM40 - 4 is being revised in order to bring it line with current recapitalisation practice.

C. OBJECTIVES

The objectives are to upgrade the campground to a presentable and functional state.

D. URGENCY

Review of the condition report, site analysis, and park prioritisation establishes the urgency of the requirements. These reports, outlined in Appendices 2, 3, and 4 indicated that some work is required in the near future at Pocahontas.

E. JUSTIFICATION

Being a relatively new facility, the majority of the campground is in relatively good shape. Having been constructed in an era of restrictive gas costs, when analysts were predicting that large RVs would become dinosaurs, the campground was designed for tents and tent trailers. Due to this, some of the sites must be reworked in order to make them level, and improve drainage. Sewage disposal was not considered in the design either. This coupled with the fact that increased numbers of RVs are being attracted to the Park (whether they use Pocahontas as a camping facility or not) has created problems of sewage disposal in the East end of the Park. This should be addressed as a number of visitors do not wait to rely on dumping facilities in



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

E. JUSTIFICATION continued

the Jasper Townsite area, but use the adjacent ditches next to highway pull-offs in the parks east end.

Other items identified appear less critical but should be attended to if they are not to become an operations headache.

VAMP should address the requirements for a new Kitchen Shelter, the Sewage Dumping Station, the requirement for electrical sites, and the new toilet building requirement.

F. OPTIONS

This project brief has not been presented as options. Picnic tables will have to be replaced within the near future; however this brief proposes interim repair of the existing table, with the additional requirement for new tables in the future.

The brief is presented as a list of requirements with a total Class 'C' cost for the work involved.

G. SOCIO - ECONOMIC INFORMATION

The campground had a 1988 occupancy rate of 80% through July and August. As is the case in most campgrounds June was a slow tourist month and therefore vacancy was high. The general sense is that the vacancy rate could be decreased by the addition of electrical sites and a dump station.

Designed for tents and tent trailers, the campground receives a number of larger of RV type units. Some of the sites require levelling in order to accommodate them.



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

A. BACKGROUND

Located 43 kilometres East from Jasper Townsite on Highway 16, and 3 kilometres on the Miette road, Pocahontas Campground was opened in 1983.

Requirements for the campground are required to maintain the campground in a functional state.

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground Analysis

Jasper Field Crew
A&E Services,
Western Region

Reports and Manuals

Jasper Campground Study
Canadian Parks Service

Four Mountain Parks
Management Plan,
CPS, Planning Western Region

Campground Manual

PM40 - 4 currently being
revised

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (From the current edition of the Parks Canada
Campground Manual)

Semi Serviced (Level 2)

- . 130 tent and tent trailer sites with no utility hookups
- . 10 walk in tenting sites
- . Centralised sanitary water and sewage disposal facilities
- . No kitchen shelters.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Structural investigation into joint cracking in concrete block walls
- . New pump out privies by park
- . New kitchen shelter

NOTE: That further reassessment of the building component will be required by the A&E Architectural Group prior to a final Building estimate being developed. All estimates given for buildings herein are 'D' level estimates.

ii. Utilities

- . Construct new dump station
- . Add new electrical sites

iii. Site and Road Work

- . Campsite levelling and correction of drainage
- . Refinish tables - table replacement
- . Regrade spurs and fill pot holes
- . Install new wood bins

iv. Interpretation

No plans have been made for placement of information panels in Pocahontas Campground as a part of the Jasper Campground IMU Project.

v. Operations and Maintenance

Being a new campground, there are very few maintenance items identified in this project brief. Items of that are identified are of minor nature, but should be attended to in order to upkeep the asset.

Installation of a new dumping station and electrical system will affect O&M costs however. The dumping station will require regular maintenance. Since there is no sanitary sewer system to hook up to, a pump out or field system will



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

v. Operations and Maintenance continued

have to be installed. O & M costs will increase correspondingly.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer	A&E Services, Western Region	
Park Staff	G. Balding Superintendent	
	D. Wellock G. Potter Visitor Services	F. Leong S. McInnis General Works
	D. Dumpleton Warden Service	J. Todgeham Interpretation
Asset Management	Jasper Field Crew A&E Services, Western Region	

B. PROCUREMENT STRATEGY

The project work shall be broken out into three divisions covering Buildings, Site and Road Work, and Utilities

Buildings	Park Design - pump outs, In House Investigation - A&E, WRO Consultant Design - kitchen shelter In House Supervision
Utilities	Consultant Design - electrical In House Design - dumping station In House Inspection



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

B. PROCUREMENT STRATEGY continued

Site and
Road Work

Park forces - site, spur levelling
In House Design - new tables, wood bins
In House Inspection

C. SCHEDULING

1987/88

1988/89

1989 \

— /

Condition Analysis

Project Brief and Area Development Plan

Year 1 - Design

- Minor building upgrades

Year 2 - Building Construction

Utility Construction

Landscape and Road Work

Construction

Design

Future - Building Construction

- Utility Construction

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

<u>Buildings</u> (class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	1.0	10.0	
Construction	4.2	5.0	30.0
Contingency 20%	.8	3.0	6.0
Risk 20%	.8	3.0	6.0
Engineering	1.1	5.0	5.0

Utilities

Design	15.0	12.0	
Construction		55.0	42.0
Contingency 20%	3.0	13.4	8.4
Risk 20%	3.0	13.4	8.4
Engineering	5.0	10.0	10.0



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WESTERN REGION CAMPGROUND REPORT

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

Landscape & Road Work

Design	20.0		
Construction		92.4	
Contingency 15%	3.0	13.9	
Risk 15%	3.0	13.9	
Engineering	5.0	10.0	
TOTAL	64.8	260.5	115.8



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. Buildings							
Structural Investigation 3 toilet buildings - conc. blk cracking at joints	1	3	.700	2.1			
Remove electrical mast leaning on toilet building	1	1	.200	.2			
Replace port - i - sans with pump out units	2	2	2.500		5.0		
New Kitchen Shelter	3 program decision	1	30.000			30.000	
Paint Walls Toilet Building	1	1 bldg	.400	.4			
Replace Mirror Toilet Building	1	1	.100	.1			
Replace damaged sink & toilet seat	1	2 units	.400	.8			
Re-lay carpet in staff residence	1	1 bldg	1.000	1.0			
Design				1.0	10.0		
Contingency 20%				.8	3.0	6.0	
Risk 20%				.8	3.0	6.0	
Engineering				1.0	5.0	5.0	
55.5 x 1.8 .11 PY							
2. Utilities							
New Dump Station & treatment system at East end of Park - possibly with Pocahontas	1	1	55.000		55.0		
Add 20 electrical sites	3 program decision	20 sites	2.100			42.0	
Design				15.0	12.0		
Contingency 20%				3.0	13.4	8.4	
Risk 20%				3.0	13.4	8.4	
Engineering				5.0	10.0	10.0	
55.5 x 1.8 . PY							



WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. Landscape & Road Work							
Level campsites	1 sites	50	.500		25.0		
Improve drainage	1	12 sites	.300		3.6		
Straighten and compact around site markers	1	23 markers	.020		.5		
Refinish Tables	1	75 tables	.050		3.8		
Replace all tables with concrete end	3	140 tables	.300		42.0		
Wood Bins	1	4 bins	4.000 .200		16.0		
Fill pot holes in spurs loop B	1	10 spurs	.200		2.0		
Design				20.0			
Contingency 15%				3.0	13.9		
Risk 15%				3.0	13.9		
Engineering 55.5 x 1.8 .15 PY				5.0	10.0		
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL				64.8	260.5	115.8	418.4



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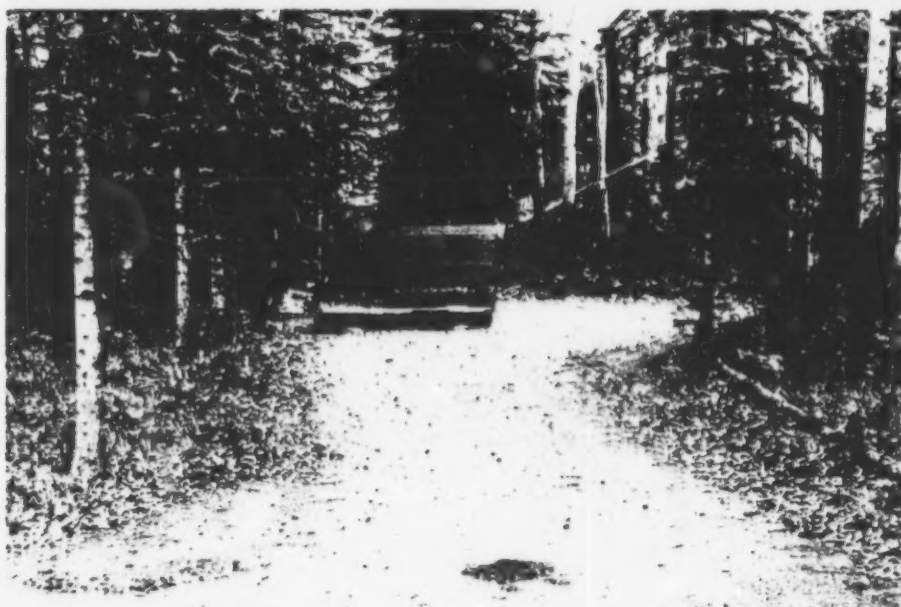
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WESTERN REGION CAMPGROUND REPORT

POCAHONTAS CAMPGROUND JNP





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WESTERN REGION CAMPGROUND REPORT

POCAHONTAS CAMPGROUND JNP





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WESTERN REGION CAMPGROUND REPORT

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Canadian Parks Service

Environnement Canada
Service canadien des parcs

EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Honeymoon Lake

= = = = =
- FOR WARDEN SERVICE USE ONLY

- EARP Registration No.: _____

- Project Warden: _____

- Date Received: _____

- Completion Date Committed: _____

- Person Requesting: V. L. Herzog

- Agency: A & E Services Western Region

- Title: Landscape Architect

- Date Submitted: November 1988

- Requested Completion Date: _____

Cost of Project: _____

Are Project Funds/PY identified: _____

The Issue: As a part of the Regional Campground Study Honeymoon Lake Campground was inventoried as to condition and recapitalisation requirements. Buildings and Utilities are in relatively good shape. However the site itself is heavily trampled and requires some major rehabilitation work.

Proposal: Rehabilitation of the Campground is proposed, with permanent picnic tables being installed in order to limit site trampling. Minor building and utility upgrading is required



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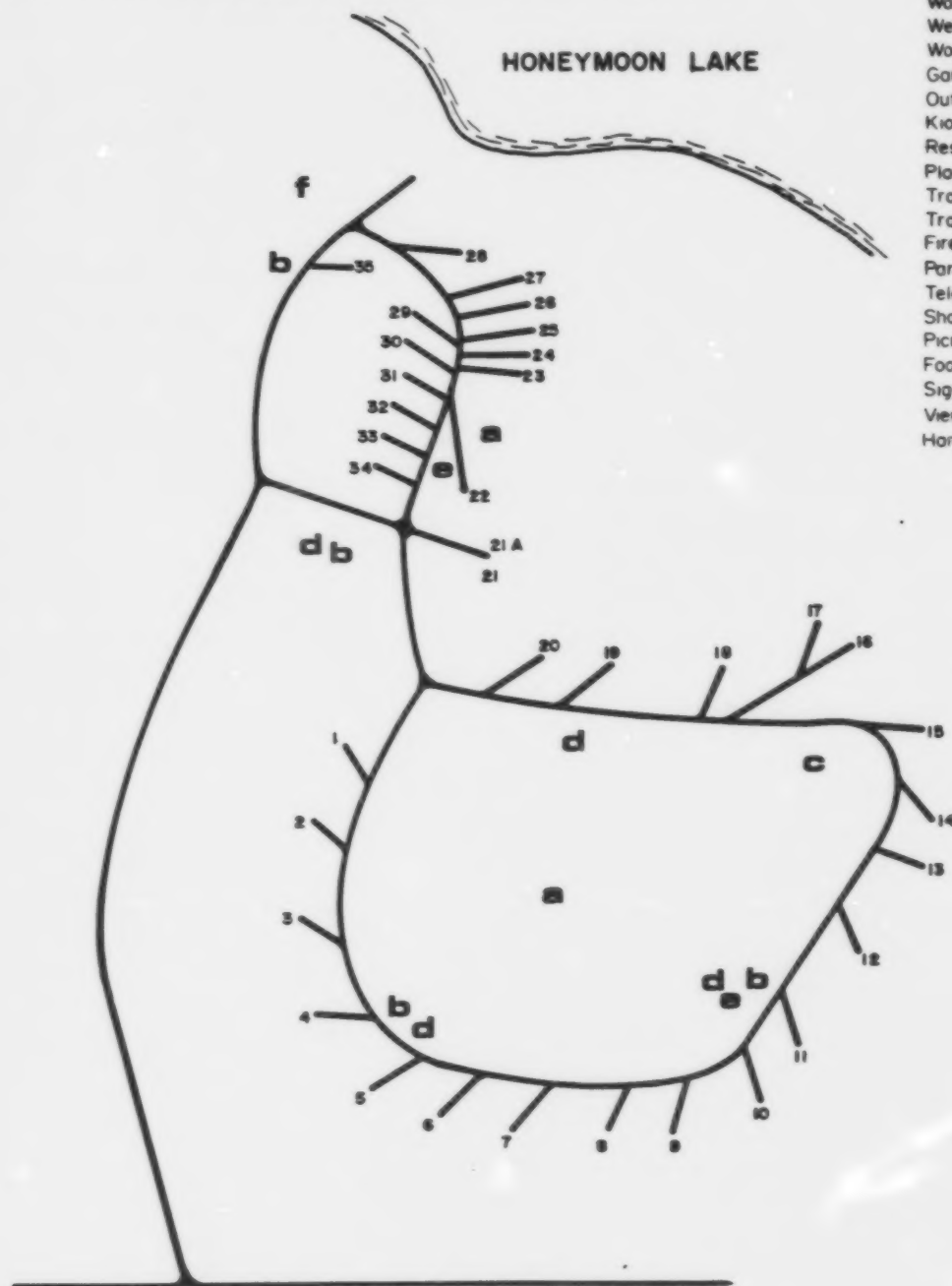
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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter	- a
Washrooms	- b
Well / Water Standpipe	- c
Wood Bin	- d
Garbage	- e
Outdoor Theatre	- f
Kiosk	- g
Residences	- h
Play Area	- i
Trailer Dump Station	- j
Trail	- k
Fire Circle / Pit	- l
Parking	- m
Telephones	- n
Showers	- o
Picnic Area	- p
Food Storage	- q
Signs	- r
Viewpoint	- s
Handicap Washroom	- t



Honeymoon Lake Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

HONEYMOON LAKE

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: November 1988 REVISION NO. 0 PROJECT NO.

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Honeymoon Lake was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The scope of work includes site rehabilitation, building upgrading and requirements for utility investigations.

NOTE: For the purposes of saving costs and bulk all Appendices mentioned in the Campground Study are held as one copy in A&E Services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
Chief Visitor
Services

Date

ARCH. & ENG.

L.G. Blight
Director

Date

T. C. Arnett
Coordinator
Terrain and
Transportation Development
Division

Date



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Honeymoon Lake Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project identifies work which is required for building utility and campsite standards in order to bring them to National Standards.

C. OBJECTIVES

The objectives are to upgrade the campground to a presentable and functional state, and to improve the buildings and sites to national codes and standards.

D. NECESSITY

The necessity was established by review of the condition report, site analysis, and park prioritization. These reports, outlined in Appendices 2,3, and compiled in the attached Campground requisites, indicated that most of the site work required is of an immediate priority.

E. JUSTIFICATION

The site area is currently nigh to an asset loss condition. Poor site layout, poor circulation, and lack of permanent picnic tables have contributed to the area being over run. Action is required in order to rehabilitate the area.

F. OPTIONS

Two options are identified. The options are as a result of condition analyses and centre around the type of Picnic Table use. The costs given are non moveable concrete end type versus refinishing and replacement of the moveable type currently used.



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

G. SOCIO - ECONOMIC INFORMATION

Located 52 km south from Jasper on the Icefields Parkway Honeymoon Lake is identified as being suitable for tents and RVs. There is no power to the site, which limits the attraction for use by bigger RV units.

During July and August 90% of the available sites are sold. The campground is operated by mobile attendants and as a consequence, many users are not enumerated.

The day use site associated with the campground appears to have relatively high use as the park identifies the need for a larger parking area requirement here. This need should be further study during the VAMP process.

2.0 GENERAL INFORMATION

A. BACKGROUND

Honeymoon Lake is located in Jasper National Park, 52 kilometres south of Jasper townsite, on the Icefields Parkway. The required improvements were documented from on site inspections and meetings to review and identify the problems within the Campground. The Park and Landscape Architect prepared a preliminary User Requirements Check List (Appendix 1). These were prioritized according to Appendix 2. A condition analysis was carried out concurrent with the User Requirements Check list (Appendix 3) and was integrated into a set of Campground Requisites (Attached). The campground requisites have Class 'C' values associated with them.



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground Analyses

Jasper Field Office

Reports and Manuals

Jasper Campground Study
Canadian Park service

A&E Services
Water Supply Study for
Western Region's Campgrounds

Four Mountain Parks
Management Plan
CPS, Western Region Planning

Campground Manual

PM40 - 4 (under revision)

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (from Parks Canada Campground Manual)

Semi Serviced (Level 2)

- . Tent and trailer camping with no utility hook ups.
- . Vault Privies, and kitchen shelters,

Density of Campground: 8 - 18 sites / hectare

People/Campsite: 1 - 8 people / site

Capacity 35 sites



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Reroof two buildings
- . Inspect concrete floor one building
- . Replace chimney one building

NOTE: That further assessment of the building component will be required by the A&E Architectural Group prior to a final building estimate being developed. All estimates given for buildings herein are 'D' level estimates

ii. Utilities

- . The water supply should be investigated by the A&E Engineering works department in accordance with the A&E's water supply study for Western Region's campgrounds

iii. Roads

- . Pave, fill potholes, and rechip
- . Regravel roads
- . Construct additional parking area for day use area

iv. Landscaping

- . Reconstruct campsites, spurs, and tent pads
- . Do site analyses, define circulation system and build and define trails.
- . Construct Wood bins
- . Overall site rehabilitation
- . Picnic Table refinishing or replacement
- . Reset Wheel Stops

v. Interpretation

- . At this time plans have not been considered for information panels in Honeymoon Lake Campground. The Jasper Campground IMU project addresses requirements in the denser and larger campgrounds.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

vi. Operations and Maintenance

- . Operations and Maintenance is a recurring cost. At this time items which require maintenance at Honeymoon Lake are minimal. Refinishing of the picnic tables and general site upkeep can be identified. It is apparent that the amount of work required places this campground into a recapitalisation category.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer	- A&E Services, - Western Region	
Park Staff	- G. Balding Superintendent	
	- D. Wellock G. Potter Visitor Services	F. Leong S. McInnis General Works
	- D. Dumbleton Warden Service	J. Todgeham Interpretation
Asset Management	- Jasper Field Crew A&E Services, Western Region	

B. PROCUREMENT STRATEGY

The project work shall be broken out into three contract covering Buildings; Site work and Roads; and Utilities.

- Buildings:
- In house design
 - In house supervision



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

B. PROCUREMENT STRATEGY continued

- | | |
|--------------------|---------------------------------|
| Utilities | - In house investigation |
| Site and Road Work | - Consultant or in house design |
| | - In house supervision |

C. SCHEDULING

- | | |
|---------|--|
| 1987/88 | Condition Analysis Complete |
| 1988/89 | Project Brief and Area Development Plan |
| 1989 \ | Year 1 - Building, Utility, and Site and |
| — / | Road Design |
| | Year 2 - Building, Site and Road |
| | Construction |

D. FUNDING - CLASS 'C' ESTIMATE - 1988\$

CAMPGROUND RECAPITALISATION

<u>Buildings</u> (Class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	1.0		
Construction		5.0	2.0
Contingency 20%	.2	.9	.4
Risk 20%	.2	.9	.4
Engineering	.3	.5	.1

Utilities

Design	.5
--------	----



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WESTERN REGION CAMPGROUND REPORT

D. FUNDING - CLASS 'C' ESTIMATE - 1988\$

CAMPGROUND RECAPITALISATION continued

Landscape & Road Work

Design	60.0	.	
Construction		254.1	
Contingency 15%	9.0	38.1	
Risk 15%	9.0	38.1	
Engineering	10.0	20.0	
TOTAL	90.4	339.0	2.9



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. Buildings							
Reroof Kitchen shelter including removal of sheathing & replacement of rotting rafters	1	1 bldg	3.500		3.5		
Replace chimney, & inspect cracked foundation in kitchen shelter	1 2	1 bldg	1.000 .500		1.0 .5		
Reshingle kitchen shelter	3	1	2.000			2.0	
Design				1.0			
Contingency 20%				.2	.9	.4	
Risk 20%				.2	.9	.4	
Engineering 55.5 x 1.8 .01 PY				.3	.5	.1	
2. Utilities							
Investigate water supply as per A&E water supply study	3		.500	.5			
Contingency 15%				.1			
Risk 15%				.1			
3. Landscape & Road Work							
Construct Wood Bins	1	2 Bins	6.000		12.0		
Reconstruct sites -spurs, tentpads and campsites included	1	35 sites	5.000		175.0		
General campground rehabilitation	1	1 cmpgd	35.0		35.0		
Replace moveable picnic tables with concrete end tables	1	46	.300		13.8		
Reset wheel stops	1	17	.100		1.7		
Enlarge day use area parking lot	1	270m2	.030		8.1		



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. Landscape continued							
Fill potholes and rechip road							
Regravel roads	3	90m2	.003		.3		
Design				60.0			
Contingency 15%				9.0	32.5		
Risk 15%				9.0	32.5		
Engineering				10.0	20.0		
55.5 X 1.8 .3 PY							
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL				90.0	339.0	2.9	432.3



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WESTERN REGION CAMPGROUND REPORT

HONEYMOON LAKE CAMPGROUND JNP





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WESTERN REGION CAMPGROUND REPORT

Environment Canada
Canadian Parks Service

Environnement Canada
Service canadien des parcs

EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Mount Kerkeslin Campground

= = = = =
= FOR WARDEN SERVICE USE ONLY

= EARP Registration No.: _____

= Project Warden: _____

= Date Received: _____

= Completion Date Committed: _____

= Person Requesting: V. L. Herzog

= Agency: A&E Services, Western Region

= Title: Landscape Architect

= Date Submitted: December 1988

= Requested Completion Date: _____

Cost of Project: _____

Are Project Funds/PY identified: _____

=====

The Issue: Mount Kerkeslin Campground was inventoried as part of the Regional Campground Study. The sites and loop roads require upgrading, and the understory requires rehabilitation. Minor work is required on the buildings.

Proposal: The proposal is for site, road and building work.



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

MOUNT KERKESLIN CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: December 1988 REVISION NO. 0 PROJECT NO.

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Mount Kerkeslin Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The scope of work includes Site rehabilitation, building requirements, utility, and road work.

NOTE: For purposes of saving costs and bulk all appendices mentioned in the Campground study are held as one copy at A&E services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
Chief Visitor Services

Date

ARCH. & ENG.

L.G. Blight
Director

Date

T. C. Arnett
Coordinator
Terrain Development
Division

Date



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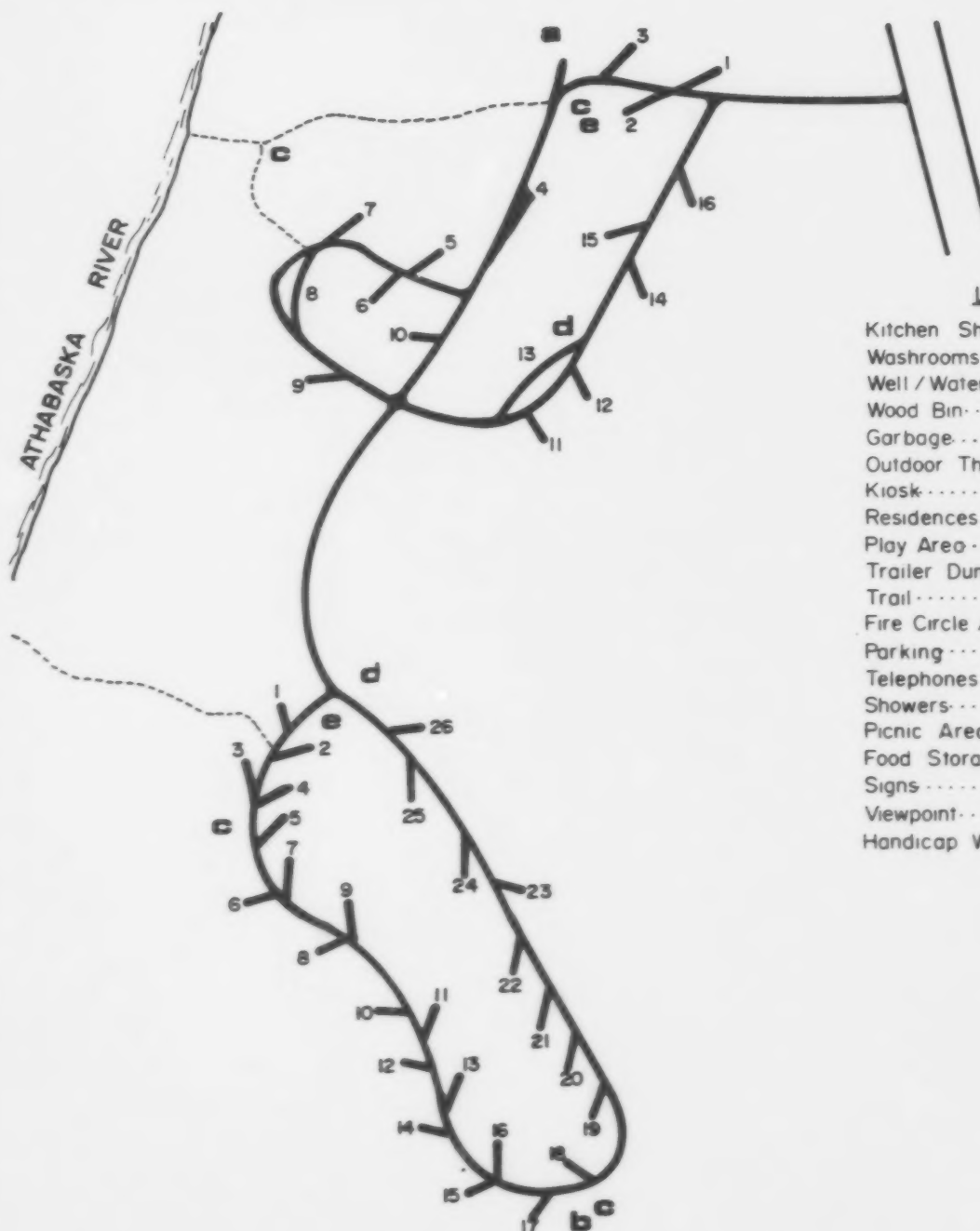
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WESTERN REGION CAMPGROUND REPORT



LEGEND

Kitchen Shelter		- a
Washrooms		- b
Well / Water Standpipe		- c
Wood Bin		- d
Garbage		- e
Outdoor Theatre		- f
Kiosk		- g
Residences		- h
Play Area		- i
Trailer Dump Station		- j
Trail		- k
Fire Circle / Pit		- l
Parking		- m
Telephones		- n
Showers		- o
Picnic Area		- p
Food Storage		- q
Signs		- r
Viewpoint		- s
Handicap Washroom		- t

Mount Kerkeslin Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Mount Kerkeslin Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, and site work in order to bring them to National Standards. It also discusses utility, road and site work requirements for the Campground.

C. OBJECTIVES

The objective is to improve the Campground facilities, to meet user demand, and arrest campground deterioration.

D. URGENCY

Site work is required in order to upgrade and rehabilitate worn understory in the campground. Tent pads, and site spurs are in poor condition, and the pedestrian circulation system needs upgrading. If these issues are addressed, the environmental concerns for the site will also be applied.

E. JUSTIFICATION

Mount Kerkeslin Campground is moderately small. It currently, is aimed at a combined tent/RV market. The Four Mountain Parks Plan for Jasper National Park recommends that this Campground be upgraded for R.V. use in order to service the overflow from the Icefields area. It is located some 63+ kilometres from the Icefields.

However; the Campground is severely in need of upgrading for R.V. use. The spurs are not level due to improper



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

E. JUSTIFICATION continued

type of aggregate being placed; and the spur connections with the loop roads have insufficient turning radii.

Tent pad material is too hard, causing off site tenting. This has resulted in a worn understory. Proper Tent Pads and Site definition is required in order to revert some of the environmental impact which has occurred. Roads and Trails should be improved in order to upgrade to standards.

F. SOCIO - ECONOMIC INFORMATION

Mount Kerkeslin Campground is located 36 kilometres south of Jasper on the Icefields Parkway. In 1988, it maintained a 65% occupancy rate in July and August. Located in a picturesque setting, it is some distance from major activity nodes in the park, and tends to receive reduced use because of this factor.

2.0 GENERAL INFORMATION

A. BACKGROUND

Mount Kerkeslin Campground is located 36 kilometres South of Jasper on the Icefields Parkway. Requirements for the campground are to maintain the site in a functional state.

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground Analysis

Jasper Field Crew
A&E Services



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

B. SOURCE OF INFORMATION

Reports and Manuals

Jasper Campground Study
Canadian Park Service

A&E Services
Water Supply Study for
Western Region's Campgrounds

Four Mountain Parks
Management Plan
CPS, Western Region Planning

Campground Manual

PM40 -4 being revised

C. GENERAL CAMPGROUND CRITERIA

Design criteria (From the current edition of the Parks Canada
Campground Manual).

Semi Serviced

- . 42 sites
- . 3 wells with pump (2 others with no service)
- . 3 toilet buildings
- . 1 kitchen shelter

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Building investigation
- . reroof kitchen shelter
- . new stove kitchen shelter
- . backfill slumps septic tanks
- . new toilet partitions

NOTE: That further reassessment of the building component will be required by the A&E Architectural Group prior to a final Building estimate being developed. All estimates given for buildings herein are 'D' level estimate.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

ii. Utilities

5 Wells exist at this campground. There is no need of additional well water supply.

iii. Site and Road Work

- . campground spurs and loop road connections
- . tent pads
- . campsite markers
- . repair wood bin
- . repair entry road hump over culvert
- . grade and chipseal roads
- . reconstruct trails
- . rehabilitate campground understory

iv. Interpretation

No plans have been made for placement of information panels in Mount Kerkeslin Campground as a part of the Jasper Campground IMU project.

v. Operations and Maintenance

Additional Operations and Maintenance will not be required if improvements are made to the Campground.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer

A&E Services, Western Region

Park Staff

G. Balding
Superintendent

D. Wellock
G. Potter
Visitor Services

F. Leong
S. McInnis
General Works

D. Dumbleton
Warden Service

J. Todgeham
Interpretation



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Asset Management	Jasper Field Crew A&E Services, Western Region
------------------	---

B. PROCUREMENT STRATEGY

The project work shall be broken out into two divisions covering buildings; and site and road work.

Buildings	In house investigation A&E, WRO In house design In house inspection
-----------	---

Site and Road Work	In house design Consultant design In house inspection
--------------------	---

C.	15.0		
Construction			161.7
Contingency 10%		1.5	16.2
Ris%	2.3	24.3	
Engineering		5.0	20.0
<u>TOTAL</u>	<u>6.6</u>	<u>46.7</u>	<u>222.0</u>



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. BUILDINGS							
Building investigation				1.0			
Reroof, new stove structural in kitchen shelter					5.5		
Septic tank, back fill slump; partitions, toilet buildings					9.8		
Design				3.0			
Contingency 20%				.8	2.8		
Risk 20%				.8	2.8		
Engineering				1.0	2.0		
55.5 x 1.8							
.03 PY							
2. LANDSCAPE & SITE WORK							
Reconstruct all campground spurs & loop road connections	1	46	1.000			46.0	
Construct new tent pads	1	46	.800			37.0	
New Stoves	1	26	.120			3.1	
Campsite Markers	1	15	.060			.9	
Wood Bin Repair	1	1	.050			.1	
Repair culvert hump on Cmpgd entry road near Icefields Parkway	1	1	1.500			1.5	
Grade and Chipseal roads	1	250m2	.003			.8	
Reconstruct Trails	1	130m2	.020			2.6	
Rehabilitate campground understory	1	46	1.500			69.0	
Design					15.0		
Contingency 10%					1.5	16.2	
Risk 15%					2.3	24.3	
Engineering					5.0	20.0	
55.5 x 1.8							
.25 PY							
TOTAL				6.6	46.7	222.0	275.3



WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring however and are therefore accounted for herein.							



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WESTERN REGION CAMPGROUND REPORT

MT. KERKESLIN CAMPGROUND JNP





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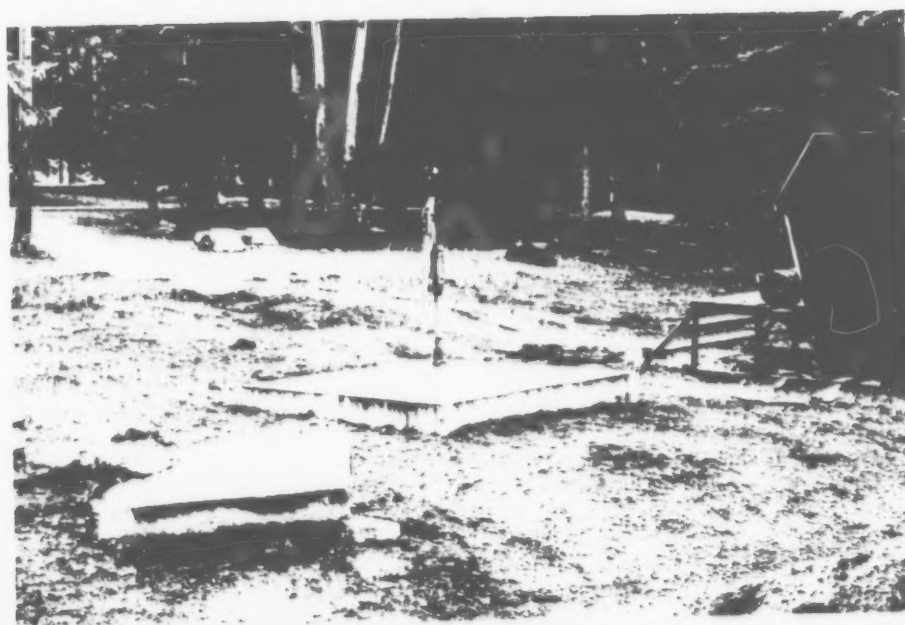
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WESTERN REGION CAMPGROUND REPORT

MT. KERKESLIN CAMPGROUND JNP





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WESTERN REGION CAMPGROUND REPORT

Environment Canada
Canadian Parks Service

Environnement Canada
Service canadien des parcs

EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Jonas Creek Campground

= FOR WARDEN SERVICE USE ONLY

= Person Requesting: V. L. Herzog

= EARP Registration No.: _____

= Agency: A&E Services, Western Region

= Project Warden: _____

= Title: Landscape Architect

= Date Received: _____

= Date Submitted: November 1988

= Completion Date Committed: _____

= Requested Completion Date: _____

= Cost of Project: _____

Are Project Funds/PY identified: _____

The Issue: Jonas Creek Campground was inventoried as a part of the Regional Campground Study

It is an older campground which requires a great deal of rehabilitation work if it is to

be maintained to Environment Canada Campground Standards. Water quality and site

degradation in the main campground are the major issues.

Proposal: Three options are discussed. Option 1 is based on recapitalisation. Option 2 is
based on campground closure, and Option 3 is the status quo option whereby waiting until the
campground condition becomes an issue is discussed. Funding shown in the Project Brief
covers the total dollar value required to recapitalise the Campground or to rehabilitate it
after closure.



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

JONAS CREEK CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: November 1988 REVISION NO. 0 PROJECT NO. _____

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Jonas Creek Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The major scope of the work is focused on site rehabilitation, and improvement of the water quality in the campground.

NOTE: For purposes of saving costs and bulk all Appendices mentioned in the campground Study are held as one copy in A&E Services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
Chief Visitor
Services

Date

ARCH. & ENG.

L.G. Blight
Director
A&E Services

Date

T. C. Arnett
Coordinator
Terrain Development

Date



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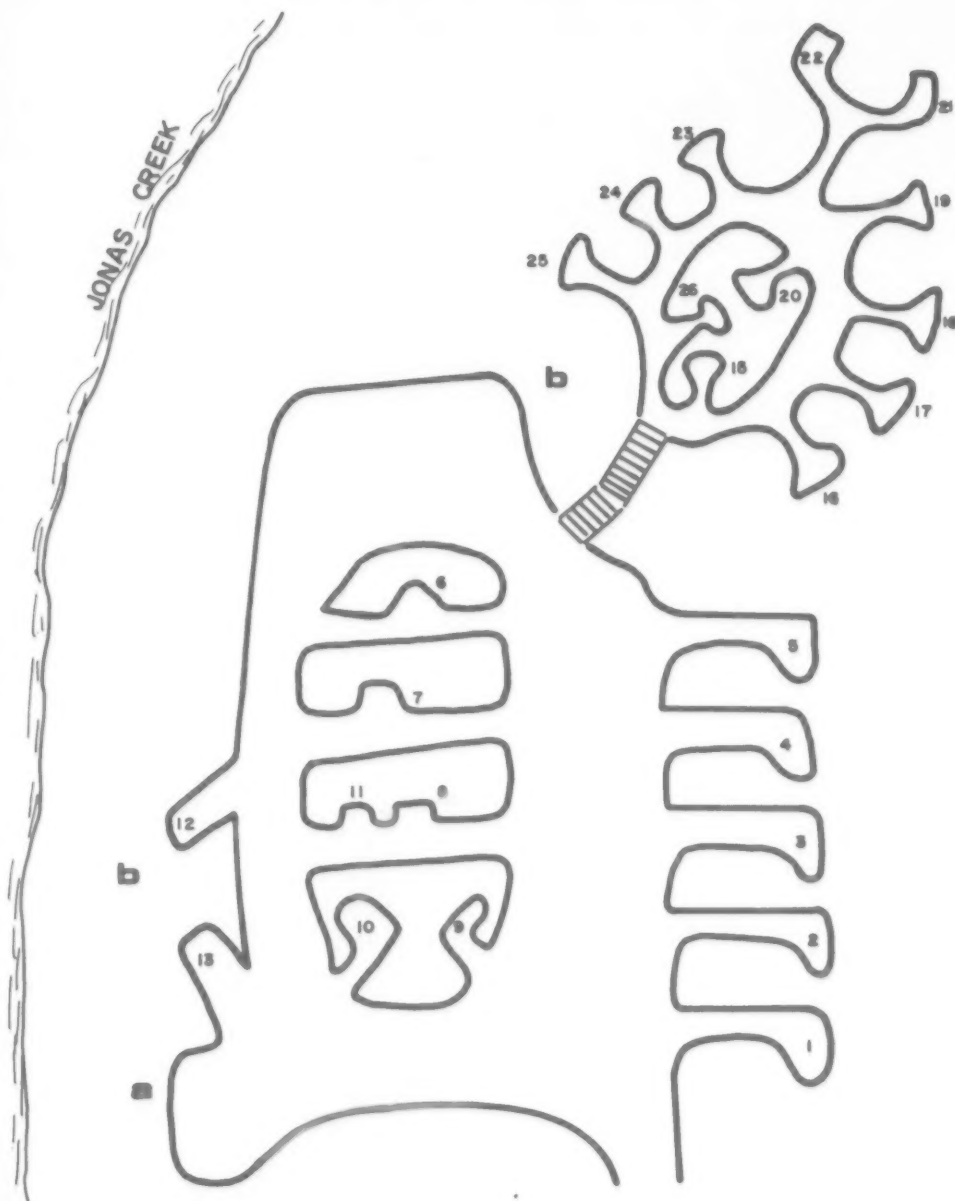
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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter		a
Washrooms		b
Well / Water Standpipe		c
Wood Bin	.....	d
Garbage	.....	e
Outdoor Theatre	.....	f
Kiosk	.....	g
Residences	.....	h
Play Area	.....	i
Trailer Dump Station	.....	j
Trail	.....	k
Fire Circle / Pit	.....	l
Parking	.....	m
Telephones	.....	n
Showers	.....	o
Picnic Area	.....	p
Food Storage		q
Signs		r
Viewpoint		s
Handicap Washroom		t



Jonas Creek Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Jonas Creek Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, utility, and site work. in order to bring them to National standards. The existing Campground Manual PM40 - 4 is being revised in order to bring it in line with current recapitalisation practice.

C. OBJECTIVES

The objectives are upgrade the campground to a presentable and functional state.

D. URGENCY

Review of the condition report, site analysis, and park prioritisation establishes the urgency of the requirements. These reports, outlined in Appendices 2, 3, and 4 indicated that recapitalisation work is required at Jonas Creek Campground.

E. JUSTIFICATION

Jonas Creek Campground is one of the older campground facilities in the Park (at least the condition of the main campground makes it appear so). The main campground is totally over run and requires a complete rehabilitation. Water in the campground is not of an acceptable standard, and at minimum one well is required.

F. SOCIO - ECONOMIC INFORMATION

The campground does not have many of the attractions that the larger campgrounds closer to Jasper have. Water, sewer, electrical, showers, flush toilets, and proximity to Jasper townsite are all factors which attract the average visitor away from Jonas Creek. On the other



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

F. SOCIO - ECONOMIC INFORMATION continued

hand, Jonas Creek has a remoteness about it that would appeal to a certain fraction of visitors.

Vacancy rates for 1988 ran at 24.6% in July, while August saw a 39.9% vacancy rate. It is difficult to determine the reason for the low use in the campground as various factors may contribute. The walk-in portion of the campground is very lightly used although these sites are much appreciated by cyclists. Another factor influencing vacancy may be that the main campground is in such poor condition, visitors may not wish to stop here.

The VAMP process should address campsite need when assessing this facility. As it stands major site work recapitalisation is required in order to bring the asset to standard.

G. OPTIONS

There are three options to dealing with this campground. Option one contains two alternatives in itself but does not differ in cost. That option is to either recapitalise the campground to the existing site ratios, or to determine site requirements via a market based direction and then recapitalise to meet that objective. Option two is derived from the possibility that it is determined the campground is not required. This would mean campground closure. Costs for campground closure are then considered option number two. The third option is to do nothing about the campground until it becomes an issue with the general public. This option is only mentioned here, as at some time the end result will be either option one or two. This third option, of course, has no costs associated at the present time.



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

A. BACKGROUND

Located 77 kilometres South of Jasper Townsite on the icefields parkway, Jonas Creek Campground is open from the Victoria Day long weekend until late November. With very few services, (Pump out toilets and a water system which does not freeze up) it is ideal for those in self contained units, or hardy tenting types. It is quite remote in terms of proximity to other Park facilities. It has a vacancy of 24.6% and 39.9% in July and August 1988 respectively. Site inspection dictates that rehabilitation of this campground is necessary. Half of the campground is walk-in sites are without water, pumpout toilet or wood supply. As a result the sites are lightly used, mainly by cyclists. By adding a small service road, these sites could be provided with the missing services thereby serving better, both, the cyclists and general user.

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground analysis

Jasper Field Crew
A&E Services,

Reports and Manuals

Jasper Campground
Study, CPS

Campground and Related
Water Systems for the
Western Region,
A&E Services,
Western Region

Four Mountain Parks
Master Plan
CPS, Western Region Planning

Campground Manual

PM40 - 4 currently being
revised



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (From the current edition of the Parks Canada Campground Manual).

Semi serviced

- . 14 (drawings available show 13) tent and tent trailer sites with no utility hook ups.
- . 12 walk in tenting sites
- . 2 vault privies
- . water from standpipes

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i Buildings

- . Replace foundation on kitchen shelter

NOTE: That further reassessment of the building component will be required by the A&E Architectural Group prior to a final Building estimate being developed. All estimates given for buildings herein are 'D' level estimates.

ii. Utilities

- . Two wells and pumps

iii. Site & Road Work

- . Repair wood bin and add standpipe support
- . Install concrete end tables
- . Replace stove bases
- . Recapitalize main campground
- . Restore (add) several sites for small RV's
- . Small service road to walk-ins



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS continued

iv. Interpretation

No plans have been made for placement of information panels in Jonas Creek Campground as part of the Jasper Campground IMU project.

v. Operations and Maintenance

No major operational changes are proposed under option 1. The new well system may incur some additional operational costs.

Option 2 would reduce operations and maintenance costs, and Option 3 would maintain the status quo until either option 1 or 2 were implemented.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer A&E Services, Western Region

Park Staff G. Balding
Superintendent

D. Wellock
G. Potter
Visitor Services

F. Leong
S. McInnis
General Works

D. Dumbleton
Warden Service

J. Toddeham
Interpretation

Asset
Management

Jasper Field Crew
A&E Services, Western Region



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

B. PROCUREMENT STRATEGY

The project work shall be broken out into three divisions covering Buildings Site and Road Work and Utilities.

Buildings In House Investigation/Design
 In House Inspection

Utilities In House Design
 In House Inspection

Site and Consultant or In House Design
Road Work In House Inspection

C. SCHEDULING

1987/88 Condition Analysis Complete
1988/89 Project Brief and Area Development Plan
1989 — \ Year 1 - Design
 - Minor building upgrades
 Year 2 - Building Construction
 - Utilities Construction
 - Landscape and Road Work
 Construction

OR

1989 — \ Year 2 - Design for Campground
 Closure
 Future - Rehabilitation Construction

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

RECAPITALISATION OPTION

<u>Buildings</u> (Class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	.5		
Construction	.6	2.0	
Contingency 20%	.1	.4	
Risk 20%	.1	.4	
Engineering		.5	



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

RECAPITALISATION OPTION continued

Utilities

Design	1.0	
Construction		12.0
Contingency 15%	.1	1.8
Risk 15%	.2	1.8
Engineering	.5	1.0
<u>Landscape & Road Work</u>		

Design	20.0	
Construction		84.6
Contingency 15%	3.0	12.7
Risk 15%	3.0	12.7
Engineering	10.0	10.0

<u>TOTAL</u>	<u>39.1</u>	<u>104.5</u>
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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. Buildings							
Kitchen Shelter - Investigate cracked foundation & repair if necessary	2	1	2.000		2.0		
Paint privies	2	2	.100	.2			
Paint Kitchen shelter	2	1	.400	.4			
Design				.5			
Contingency 20%				.1	.4		
Risk 20%				.1	.4		
Engineering 55.5 x 1.8 .005 PY					.5		
2. Utilities							
Investigate water quality and add wells. (Regional Water Study recommends 1 well, site layout dictates 2 wells	1	2 wells & pumps	6.000		12.0		
Design				1.0			
Contingency 15%				.1	1.8		
Risk 15%				.2	1.8		
Engineering 55.5 x 1.8 .015 PY				.5	1.0		
Landscape & Road Work							
Inspect Road and rebuild if req'd	1	200m2	.025		5.0		
Remove rocks from trails, define edges, retop, & upgrade short cut areas to trail status	2	100m2	.008		.8		
	1	400m2	.018		7.2		
Replace tables with concrete end	1	26 tables	.350		9.1		
Replace concrete bases on stoves	1	13	.065		8.5		



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
Rehabilitate main Campground (consider site reduction)	1	14	3.500		49.0		
Replace wheel stop logs	2	2 stops	.120		.3		
Level Stoves	1	2 stoves	.050		.1		
Paint, repair & add standpipe support to wood bin.	1	1	.100		.1		
Construct R.V. Sites	1	4 sites	2.000		8.0		
Construct service road	2	1 road	30.000		30.0		
Design				20.0			
Contingency 15%				3.0	17.7		
Risk 15%				3.0	17.7		
Engineering				10.0	10.0		
55.5 x 1.8 .2 PY							
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL				39.1	173.4		212.5



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WESTERN REGION CAMPGROUND REPORT

JONAS CREEK CAMPGROUND





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WESTERN REGION CAMPGROUND REPORT

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Canadian Parks Service

Environnement Canada
Service canadien des parcs

EARP REQUEST

Before an EARP can be initiated, the following information must be provided.

Your conscientious participation will assist in the environmental screening while ensuring that your project is not held up due to insufficient information.

If project is capital please attach a copy of the PIP form.

Project Title: Jasper Campground Recapitalisation - Columbia Icefield Campground

= = = = =
= FOR WARDEN SERVICE/ USE ONLY

= Person Requesting: V. L. Herzog

= EARP Registration No.: _____

= Agency: A & E Services, Western Region

= Project Warden: _____

= Title: Landscape Architect

= Date Received: _____

= Date Submitted: December 1988

= Completion Date Committed: _____

= Requested Completion Date: _____

= = = = =
Cost of Project: _____

Are Project Funds/PY identified: _____

=====

The Issue: Columbia Icefield Campground was inventoried as part of the Regional Campground Study. The Kitchen Shelters appear to be in poor condition, and should be evaluated and reconstructed. Road, trail, and site work is also required. The water supply should be further investigated and an upgraded system installed if required.

Proposal: The proposal is for two new kitchen shelters, road surfacing, ditch upgrading and minor site improvements.

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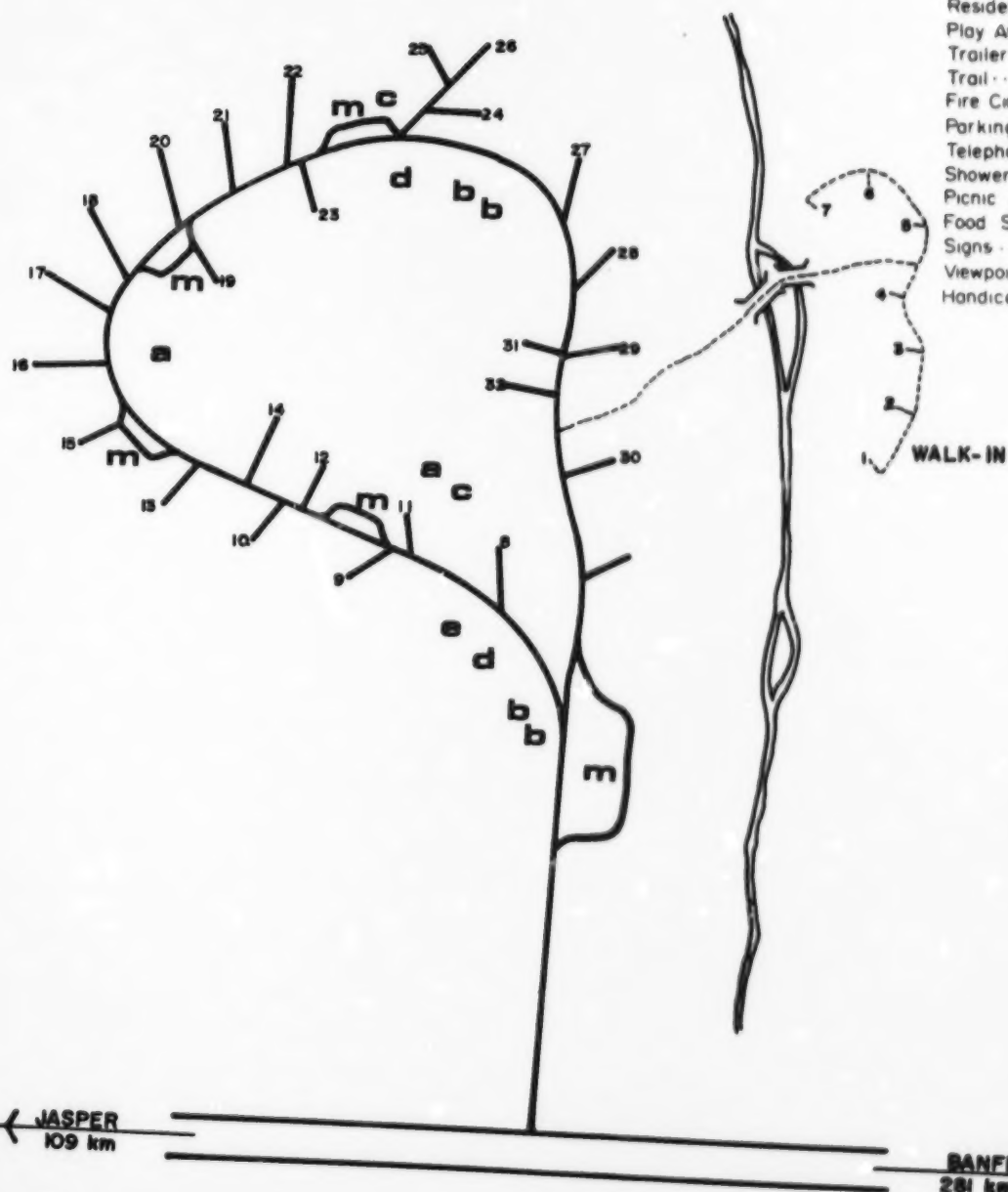
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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter		a
Washrooms		b
Well / water Standpipe		c
Wood Bin	.....	d
Garbage	.....	e
Outdoor Theatre	.....	f
Kiosk	.....	g
Residences	.....	h
Play Area	.....	i
Trailer Dump Station	.....	j
Trail	.....	k
Fire Circle / Pit	.....	l
Parking	.....	m
Telephones	.....	n
Showers	.....	o
Picnic Area	.....	p
Food Storage	.....	q
Signs		r
Viewpoint		s
Handicap Washroom		t



Columbia Icefield Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

COLUMBIA ICEFIELD CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. HERZOG

DATE: _____ REVISION NO. _____ PROJECT NO. _____

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Columbia Icefield Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation plan for the campground. The scope of work includes site rehabilitation, building inspections utility and site furnishing upgrades.

NOTE: For purposes of saving costs and bulk all Appendices mentioned in the Campground Study are held as one copy at A&E Services, Western Region.

APPROVALS:

CLIENT

G. Balding
Superintendent

Date

D. Wellock
Chief Visitor
Services

Date

ARCH. & ENG.

L.G. Blight
Director

Date

T. C. Arnett
Coordinator
Terrain Development
Division

Date



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Columbia Icefield Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, and site work in order to bring them to National Standards. It also discusses utility and user requirements for the Campground.

C. OBJECTIVES

The objective is to improve Campground facilities, and meet user demand in the Icefield area.

D. URGENCY

The building component of this campground requires investigation, as the kitchen shelters are reported as being in questionable condition. Many of the sites require levelling, and new tent pad material as the adjacent area becomes worn due to trampling. It should be noted that work has been done in this Campground. However; work that was completed may be at risk due to some site problems which weren't addressed.

E. JUSTIFICATION

The Icefield Campground is a relatively small site. Its major focus is on tenters who hike the trails in the area. The odd RV does use the site, however the campground is not signed for R.V. use. The sites have been trampled due to close proximity, and lack of proper campsite material. The kitchen shelters are of major importance to the tenting users. This is especially true of the Icefields area as weather can often be inhospitable in this location.



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

F. OPTIONS

The major option which is discussed in this project brief is the recommendation for a water storage and hand pump system of water supply. This was mentioned in the A&E Services report on Campground Water Supply. Other requirements are as stated.

G. SOCIO - ECONOMIC INFORMATION

The campground had a 1988 vacancy rate of 2.25% in July and 14.3% in August. This means that people are frequently being turned away. June was slow as is the case in most of the campgrounds. As mentioned previously, the campground is targeted at the tent/hiker type of user, as there are many hiking opportunities and spectacular scenery in the area. General problems related to the Icefields area in general is the need for R.V. sites. This is reflected in the use of the Icefield Centre parking area for "illegal" camping. This averages approximately 30 vehicles per night during the summer months. Data is needed on R.V. use in the area, as these 30 users may be only a portion of the required spaces. Information is unavailable as to whether other R.V. customers of the Icefields area may have moved on to camp "legally" at other campgrounds in either Jasper or Banff. As the area is environmentally sensitive, the Four Mountain Parks Plan suggests that these sites be located at Mt. Kerkeslin Campground with that Campground being upgraded for R.V. use. This recommendation should be re-examined closely. If the Icefields area is a destination, it seems unreasonable to have these people drive some 63 kilometres out of their way in order to camp and return to the Icefields area. Anyway one looks at it, an R.V. user would accumulate 189 kilometres, over some very difficult driving conditions, in order to visit the Icefields. A similar scenario faces the R.V. user if he were to use one of Banff's campgrounds. Although further new construction of campsites in the area is not supported due to area ecology, it seems reasonable that some previously disturbed area could be located for this use.



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

A. BACKGROUND

Columbia Icefield Campground is located 109 kilometres South from Jasper on the Icefields Parkway.

Requirements for the campground are to maintain the site in a functional state.

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground Analysis

Jasper Field Crew
A&E Services

Reports and Manuals

Jasper Campground
Study - Canadian
Parks Service
A&E Services
Water Supply for
Western Region's
Campgrounds

Campground Manual

PM40 - 4 currently
being revised

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (From the current edition of the Parks Canada
Campground Manual)

Semi Serviced

- . 26 tent sites
- . 7 walk in tent sites
- . 4 pump out privies
- . 2 kitchen shelters
- . ground water on stand pipe



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

i. Buildings

- . Review building condition. Kitchen shelter's appear to be in need of replacement.

NOTE: That further reassessment of the building component will be required by the A&E Architectural Group prior to a final building estimate being developed. All estimates given for buildings herein are a 'D' level estimate.

ii. Utilities

A&E Services has completed a Water Supply Study for all Western Region Campgrounds. In the case of Columbia Icefield Campground, it suggests that an underground storage tank with hand pump may be considered for this campground. There is some uncertainty as to whether water quality is a problem in the campground. The situation should be investigated further to determine whether the suggestion is justifiable. This brief outlines funds required for construction of a storage tank and pump system for a campground the size of Columbia Icefield.

iii. Site and Road Work

- . Regrade and hot mix loop road
- . Regrade and hot mix main road.
- . Regrade and hot mix parking area
- . Upgrade trail
- . Site work
- . Refinish picnic tables
- . Construct wood bin

iv. Interpretation

No plans have been made for placement of information panels in Columbia Icefield Campground as part of the Jasper Campground INU project.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

v. Operations and Maintenance

Installation of a water storage tank, and hand pump will add to operations by requiring that water be pumped into the tank from the creek and chlorinated. This could be similar to Tangle Creek water operation.

Construction of a wood bin will eliminate the environmental impact which straight wood dumping has created.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer	A&E Services, Western Region	
Park Staff	G. Balding Superintendent	
	D. Wellock	F. Leong
	G. Potter	S. McInnis
	Visitor Services	General Works
	D. Dumpleton	J. Todgeham
	Warden Service	Interpretation
Asset Management	Jasper Field Crew A&E Services, Western Region	

B. PROCUREMENT STRATEGY

The project work shall be broken out into three divisions covering buildings, site and Road Work, and Utilities.

Buildings	In House Investigation A&E, WRO
	Consultant Design - kitchen shelter
	In House Inspection



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

B. PROCUREMENT STRATEGY continued

Utilities	In House Design In House Inspection
Site and Road Work	In House Design Consultant Design In House Inspection

C. SCHEDULING

1987/88	Condition Analysis Report
1988/89	Project Brief
1989 — \	Year 1 - Design
— /	Year 2 - Design
	- Buildings
	- Site Work
	Future - Site Work
	- Utilities

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

<u>Buildings</u> (Class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	3.0		
Construction		60.0	
Contingency 20%	1.2	12.0	
Risk 20%	1.2	12.0	
Engineering	10.0	20.0	
<u>Utilities</u>			
Design	.5		
Construction			3.5
Contingency 10%			.4
Risk 15%			.5
Engineering			1.0



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST \$.000 thousand	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. BUILDINGS							
Kitchen shelters	1	2 bldg possible need	30.000	3.0 design	60.0		
Contingency 20%				1.2	12.0		
Risk 20%				1.2	12.0		
Engineering				10.0	20.0		
MBC 55.5 x 1.8							
.3 PY							
2. UTILITIES							
Underground storage tank and hand pump	3	1 tank	3.500	.5 study		3.5	
Contingency 10%						.4	
Risk 15%						.5	
Engineering						1.0	
MBC 55.5 x 1.8							
.010PY							
3. LANDSCAPE & SITEWORK							
Define those sites which are too close together	1	9 sites	1.500		1.5		
Level campsites (this has been averaged out since some sites only need minor work)	1	33	.500		16.5		
Refinish Tables	1	33	.150		5.0		
Set log wheel stop in ground	2	1	.060		.1		
Log edge tent pad	1	8	.100		.8		
Replace tent pad Material	1	33	.200		6.6		
Regrade and compact parking area	2	130m2	.005			.6	
Reset Garbage Container on Pad	1	1	.200		.2		
Regrade, and hot mix main road, loop and parking area	2	1030m2	.050			51.5	
Construct Wood Bin	1	1 bin	4.000		4.0		



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. LANDSCAPING continued							
Design	1	40m2	.015	4.0	7.0		
Trails	1	40m2	.015			.6	
Clear ditches	1	1800m	.003			5.4	
Contingency 10%					4.2	5.8	
Risk 15%					6.3	8.7	
Engineering 10%					6.3	8.8	
HBC 55.5 x 1.8				10.0	20.0	20.0	
.5 PY							
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL COSTS				29.9	176.2	98.0	304.1



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WESTERN REGION CAMPGROUND REPORT

COLUMBIA ICEFIELD CAMPGROUND JNP





Proposal: The proposal is for site, road, and building work, with some minor upgrading of the water supply system.



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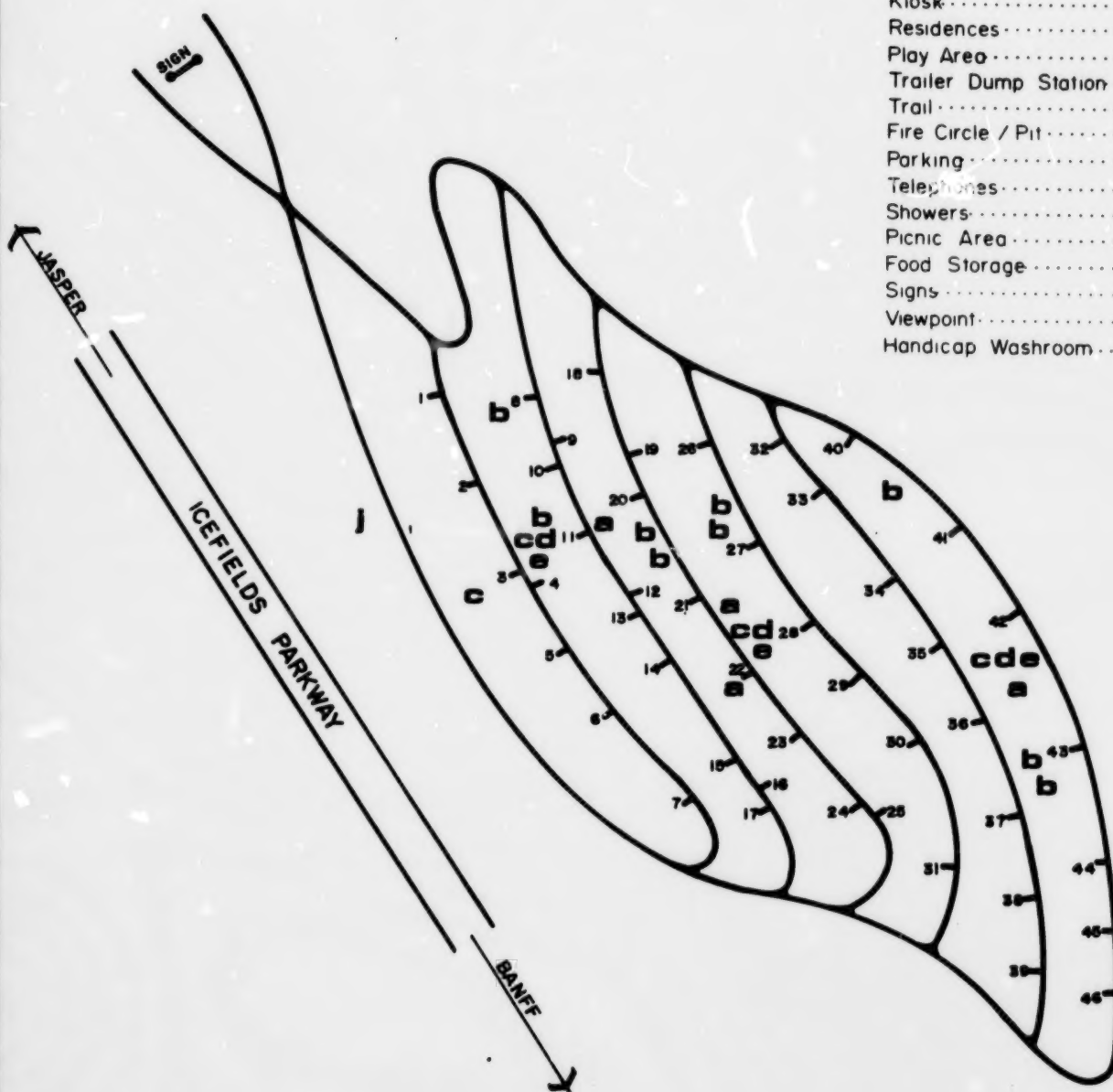
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WESTERN REGION CAMPGROUND REPORT

LEGEND

Kitchen Shelter			- a
Washrooms			- b
Well / Water Standpipe			- c
Wood Bin	.....	.....	- d
Garbage	.....	.....	- e
Outdoor Theatre	.....	.....	- f
Kiosk	.....	.....	- g
Residences	.....	.....	- h
Play Area	.....	.....	- i
Trailer Dump Station	.....	.....	- j
Trail	.....	.....	- k
Fire Circle / Pit	.....	.....	- l
Parking	.....	.....	- m
Telephones	.....	.....	- n
Showers	.....	.....	- o
Picnic Area	.....	.....	- p
Food Storage	.....	.....	- q
Signs			- r
Viewpoint			- s
Handicap Washroom			- t



Wilcox Creek Campground - JASPER



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WESTERN REGION CAMPGROUND REPORT

ENVIRONMENT CANADA - PARKS

WESTERN REGION

PROJECT BRIEF

for

WILCOX CREEK CAMPGROUND

JASPER NATIONAL PARK

PREPARED BY: V. L. Herzog

DATE: December 1988 REVISION NO. _____ PROJECT NO. _____

EXECUTIVE SUMMARY:

As part of the Regional Campground Study, Wilcox Creek Campground was inventoried as to condition and recapitalisation requirements. This Project Brief sets forth the rehabilitation requirements for the campground. The scope of work includes site rehabilitation, building requirements, utility, and road work.

NOTE: For purposes of saving costs and bulk all appendices mentioned in the Campground Study are held as one copy at A&E services, Western Region.

APPROVALS:

CLIENT

G. Balding _____
Superintendent Date

D. Wellock _____
Chief Visitor Date
Services

ARCH. & ENG.

L.G. Blight _____
Director Date

T. C. Arnett _____
Coordinator Date
Terrain Development
Division



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

A. INTRODUCTION

As part of the Regional Campground Study, Wilcox Creek Campground was analysed as to condition and requirements for recapitalisation.

B. SCOPE OF PROJECT

The project brief identifies work which is required for building, and site work in order to bring them to National Standards. It also discusses utility, road and site work requirements for the Campground.

C. OBJECTIVES

The objective is to improve Campground facilities, to meet user demand, and arrest campground deterioration.

D. URGENCY

Site work is required in order to upgrade and rehabilitate worn understory in the campground. The result of no or poor wood bin construction; and lack of circulation, and tent pads in which a tent pad may be driven, has created a worn site. Road work is required to maintain the asset.

E. JUSTIFICATION

Wilcox Creek Campground is moderately small. Jasper Park attempts to designate this Campground for R.V. use. However there are a certain number of tenters who do use the site, and with poor tent pad material, the surrounding area has become trampled. It is difficult to determine if the trampling is due solely to tenters, or whether tenting goes hand in hand with a certain proportion of the R.V. use. In any event there is a need for upgrading some one third of the sites to a dual use function, in order to ensure that tenting is site specific. Trails, and wood bin requirements complement the rehabilitation effort. Road work and building work is required in order to maintain the asset.



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WESTERN REGION CAMPGROUND REPORT

1.0 PURPOSE

F. OPTIONS

No options are discussed in this brief. The campground could of course be left as is, however this is not an environmentally fitting response to site requirements.

G. SOCIO - ECONOMIC INFORMATION

Wilcox Creek Campground is located 111 kilometres S. of Jasper on the Icefields Parkway. In 1988, it maintained a 99.4% and 97.8% occupancy rate in July and August respectively. This indicates that many potential campers are being turned away. Targeted at R.V. use, the campground does not meet the need of the Icefields Area. The major problem related to the Icefields Area camping is the need for R.V. sites. This is reflected in the use of the Icefields Centre parking area for "illegal" camping. This averages approximately 30 vehicles per night during the summer months. Data is needed on R.V. use in the area, as these 30 users may be only a portion of the required spaces. Information is unavailable as to whether other R.V. customers of the Icefields may have moved on to camp "legally" at other campgrounds in either Jasper or Banff. As the area is environmentally sensitive, the Four Mountain Parks Plan suggests that these sites be located at Mt. Kerkeslin Campground. That Campground being upgraded for R.V. use. This recommendation should be re-examined closely. If the Icefields area is a destination, it seems unreasonable to have these people drive some 63 kilometres out of their way in order to camp and return to the Icefields. Anyway one looks at it, and R.V. user would accumulate 189 kilometres, over some very difficult driving conditions, in order to visit the Icefields. A similar scenario faces the R.V. user if he uses one of Banff's campgrounds. Although further new construction of campsites in the area is not supported due to area ecology, it seems reasonable that some previously disturbed areas could be located for this use.

2.0 GENERAL INFORMATION

A. BACKGROUND

Wilcox Creek Campground is located 111 kilometres South from Jasper on the Icefields Parkway. Requirements for the campground are to maintain the site in a functional state.



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WESTERN REGION CAMPGROUND REPORT

2.0 GENERAL INFORMATION

B. SOURCE OF INFORMATION

Jasper National Park

Visitor Services
General Works
Warden Service
Interpretation

Campground Analysis

Jasper Field Crew
A&E Services

Reports and Manuals

Jasper Campground Study
Canadian Park Service

A&E Services
Water Supply Study for
Western Region's Campgrounds

Four Mountain Parks
Management Plan
CPS, western Region Planning

Campground Manual

PM40 - 4 being revised

C. GENERAL CAMPGROUND CRITERIA

Design Criteria (From the current edition of the Parks Canada
Campground Manual)

Semi Serviced

- . 46 R.V. sites
- . 4 kitchen shelters
- . 8 pump out privies
- . 3 ground water standpipes.
- . Dump station

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

1 Buildings

- . re-shake roofs
- . install new stoves
- . upgrade building interiors

NOTE That further reassessment of the building component will be required by the A&E Architectural Group prior to a final Building estimate being developed. All estimates given for buildings herein are a ' D ' level estimate.



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WESTERN REGION CAMPGROUND REPORT

3.0 REQUIREMENTS AND CONSTRAINTS

A. MAJOR WORK ITEMS

ii Utilities

- . new wells

iii. Site and Road Work

- . refinish tables
- . define trail system
- . replace wood bins
- . construct new wood bins
- . construct dual RV/tent sites
- . site analysis and rehabilitation recommendations
- . standpipe drainage
- . fill and rechipseal roads
- . upgrade parking

iv. Interpretation

No plans have been made for placement of information panels in Wilcox Creek Campground as part of the Jasper Campground IMU project.

v. Operations and Maintenance

The provision of wells may effect the operational requirements, however this should be of a minor nature. Wood bin improvements will eliminate the environmental impact which straight wood dumping created.

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Project Officer A&E Services, Western Region

Park Staff G. Balding
 Superintendent

D. Wellock	F. Leong
G. Potter	S. McInnis
Visitor Services	General Works



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WESTERN REGION CAMPGROUND REPORT

4.0 PROJECT MANAGEMENT

A. ORGANISATION

Asset Management	Jasper Field Crew A&E Services, Western Region
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B. PROCUREMENT STRATEGY

The project work shall be broken out into three divisions covering buildings, site and road work, and utilities.

Buildings	In house investigation A&E, WRO In house design In house inspection
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Utilities	In house design In house inspection
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Site and Road Work	In house design Consultant design In house inspection
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C. SCHEDULING

1987/88	Condition Analysis Report
1988/89	Project Brief
1989 — \	Year 1 - Design
— /	Year 2 - Building Construction - Site Work Construction - Utility Construction
	Future - Site Work Construction

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

<u>Buildings</u> (class D)	<u>Year 1</u>	<u>Year 2</u>	<u>Future</u>
Design	3.0		
Construction		9.8	
Contingency 20%	.6	1.9	
Risk 20%	.6	1.9	
Engineering	1.7	3.3	



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4.0 PROJECT MANAGEMENT

D. FUNDING - CLASS 'C' ESTIMATE 1988\$

Utilities

Construction	12.0
Contingency 10%	1.2
Risk 15%	1.2
Engineering	2.0

Landscape & Road Work

Design	11.0		
Construction		51.5	77.0
Contingency 10%	1.1	5.1	7.7
Risk 20%	1.5	7.6	11.5
Engin			



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WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
1. BUILDINGS							
Reshake Roofs	1	3	2.000		6.0		
Upgrade Building Interiors	2	4	.200		.8		
Design				3.0			
Contingency 20%				.6	1.9		
Risk 20%				.6	1.9		
Engineering				1.7	3.3		
HBC 55.5 x 1.8 .05 PY							
2. UTILITIES							
New Wells	2	2	6.000		12.0		
Contingency 10%					1.2		
Risk 15%					1.8		
Engineering					2.0		
55.5 x 1.8 .02 PY							
3. LANDSCAPE & ROAD WORK							
Refinish Tables	1	30	.150		4.5		
Define Trail System	1	400m2	.020		8.0		
Replace Wood Bins	3	2	6.000			12.0	
Construct Wood Bin	1	2	4.000		8.0		
Construct dual RV/Tent Sites	1	12	2.000		24.0		
Analyse site for rehabilitation & implement recommendations	1			3.0		65.0	
Fill and Rechipseal roads	1	1000m2	.003		3.0		
Provide proper drainage for standpipes	1	3	.200		.6		
Regrade, level & upgrade parking	1	350m2	.008		2.8		
Design	1			8.0			



WESTERN REGION CAMPGROUND REPORT

DESCRIPTION OF WORK ITEM	PRIORITY	QUANTITY	UNIT COST	PHASING			TOTAL COST
				YR - 1	YR - 2	FUTURE	
3. LANDSCAPE & SITE WORK continued							
Contingency 10%				1.1	5.1	7.7	
Risk 15%				1.5	7.6	11.5	
Engineering				1.0	10.0	10.0	
55.5 x 1.8							
.21 PY							
Note that some items listed may have been taken care of in the normal course of maintenance. They are recurring costs however and are therefore accounted for herein.							
TOTAL				20.5	104.5	106.2	234.2



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WILCOX CREEK CAMPGROUND JNP

